Karen Johnson Davidson County
Batch# 694302 DEEDWARR
08/11/2021 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20210811-0108110

Name and Address of New Owner:
Rylie Barling
73 Rolling Meadows Drive
Goodlettsville, TN 37072

Send Tax Bills To:
Rylie Barling
73 Rolling Meadows Drive
Goodlettsville, TN 37072
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 033 04 0A 073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jolisa Renee Hayes, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rylie Barling, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Rolling Meadows, Phase One, Section 9, a Resubdivision of Lot 7, Section One of Solitude Acres, of record in Plat Book 7900, Page 965, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jolisa Renee Hayes, a single woman by Warranty Deed from Estate of Wanda Leah Meadors, aka Wanda D. Meadors, by Darryle Scott Rutledge, Executor of record in Instrument No. 20181221-0124335 , Register's Office for Davidson County, Tennessee, dated December 12, 2018 and recorded on December 21, 2018.

This improved property known as 73 Rolling Meadow Dr., Goodlettsville TN 37072.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of August, 2021.

_____(SEAL)
Jolisa Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2021, before me personally appeared Jolisa Hayes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2021.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
6th day of August, 2021.

_____
Notary Public
My commission expires:
File No. 2021-3184

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 6, 2021**.

Date

Tonya Loftin
Affiant Signature

August 10, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 10th day of August, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)