Name and Address of New Owner:
Douglas Jude Leonard
120 Habersham Court
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 717253 DEEDWARR
09/15/2021 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20210915-0124126

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 026-06-0-010.00

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, **Brian Barker, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Douglas Jude Leonard, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Certain real Property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 10 on the Plan of Resubdivision of Windsor Green, Phase I, Section I, Lots 1-18, of record in Plat Book 6250, Page 374, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 10 fronts 18.46 feet on the southeasterly margin of Habersham Court and extends back 116.42 feet on the northerly line and 156.78 feet on the southerly line to a dead line in the rear measuring 68.58 feet thereon.

Being the same property conveyed to Brian Barker, unmarried, by Warranty Deed from Velda Green, unmarried, of record in Instrument No. 20170821-0085765 Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on August 21, 2017. (Value of consideration shown in aforementioned deed $140,000.00.)

Being also known as 120 Habersham Court, Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 13th day of September, 2021.

_____(SEAL)
Brian Barker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brian Barker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of September, 2021.

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My commission expires: 5-5-2025

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 $210,000.00, 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
13th day of September, 2021.

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

_____
Notary Public
My commission expires: 4/17/2023

File No. 2021-1691

Tennessee Certification of Electronic Document

I, Ginger L Carlisle, 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 9/13/21 (date of document).

Ginger L Carlisle
Affiant Signature

9/14/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of September, 2021.

Notary's Signature

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

NOTARY'S SEAL

MY COMMISSION EXPIRES: 4/17/2023