Karen Johnson Davidson County
Batch# 721131 DEEDWARR
09/22/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,598.40
20210922-0127032

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/21/2024 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Y-VRES-21-3021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thao Huynh	**New Owner**	
(NAME)	(NAME)	
3021 Barnes Bend Dr		**173-10-0A-041.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHOEBE D. SHARP AND DAVID J. BERESFORD, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THAO HUYNH, MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Phase One, Barnes Bend Estates of record in Plat at Instrument No. 20050802-0090369, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Phoebe D. Sharp and David J. Beresford by Special Warranty deed from The Secretary of Veterans Affairs, an Officer of the United States of America of record in Instrument No. 20160229-0019106 Register's Office for Davidson County, Tennessee, dated February 24, 2016 and recorded on February 29, 2016.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20050802-0090369, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 6050, page 146, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto, of record in Instrument Number 20050524-0058309, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common area in Instrument No. 20100520-0039082; Instrument No. 20141121-0107422 and Instrument No. 20151204-0122206, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument No. 20040907-0107464, Register's Office for Davidson County, Tennessee.
- Easement for ingress/egress in Book 5385, page 986, Register's Office for Davidson County, Tennessee.
- Easement for Right of Way in Book 5215, page 482, Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line in Book 6515, page 495, Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewers and/or Storm Drainage in Instrument No. 20020201-0014182, Instrument No. 20010918-0100850 and Instrument No. 20040413-0041473, Register' s Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20020408-0042673, Instrument No. 20020722-0087469 and Instrument No. 20050524-0058216, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3021 Barnes Bend Dr, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 17th DAY OF SEPTEMBER, 2021.

Phoebe D. Sharp by John Gleaves, Attorney-In-Fact

Power of Attorney filed of record in Insrument No. 202109220127030, Register's Office for Davidson County, Tennessee.

David J. Beresford by John Gleaves, Attorney-In-Fact

Power of Attorney filed of record in Insrument No. 202109220127031, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PHOEBE D. SHARP AND DAVID J. BERESFORD, and who acknowledged he/she/they executed the same as the free act and deed of the said PHOEBE D. SHARP AND DAVID J. BERESFORD.

Witness my hand and official seal, this the 17th of September, 2021.

Notary Public
My Commission Expires: 3-3-2025
(SEAL)



Certificate of Authenticity

I, Michelle Crawford, 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

9/17/2021.
Date

Affiant Signature

9/17/2021
Date

State of ~~DAVIDSON~~ TN

County of DAVIDSON

Sworn to and subscribed before me this 17th day of September, 2021.

Notary's Signature

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: 10-21-2024
Date

Notary's Seal (if on paper)