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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 731776 DEEDWARR
10/08/2021 09:36:30 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63
20211008-0135373

WARRANTY DEED

Address New Owner(s):
Andrew Timothy Neill
Janice L. D. Neill
5529 Peninsula Park Landing
Hermitage, TN 37076

Send Tax Bills to:
Same

Map/Parcel: 097160A00300CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Willie L. Baria and Polly M. Baria, husband and wife**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Andrew Timothy Neill and Janice L.D. Neill, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of First Revision, THE PENINSULA, Phase One, of record in Plat Book 9700, page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Willie L. Baria and Polly M. Baria, Husband and Wife, by Warranty Deed from Leslie E. Smith and Hanif K. Mohammad, wife and husband, dated October 17, 2013, and filed of record at Instrument No. 20131018-0109020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2022 and subsequent years and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 5529 Peninsula Park Landing, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with said GRANTEES 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 GRANTEES, 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) as on the date shown on the Notary forms.

Willie L. Baria
Willie L. Baria

Polly M. Baria
Polly M. Baria

STATE OF MISSISSIPPI Madison COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Willie L. Baria and Polly M. Baria,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of October, 2021.

STATE OF MISSISSIPPI KAREN WORTHINGTON NOTARY PUBLIC ID No. 54333 Commission Expires December 14, 2023 RANKIN COUNTY

Karen Worthington
Notary Public

My Commission Expires:

STATE OF Mississippi
COUNTY OF Madison

The actual consideration or value of this transfer is $439,900.00

Willie L. Baria
Affiant

Sworn to and subscribed before me, this 4th day of October, 2021.

Karen Worthington
Notary Public

STATE OF MISSISSIPPI KAREN WORTHINGTON NOTARY PUBLIC ID No. 54333 Commission Expires December 14, 2023 RANKIN COUNTY

I, Andy Maloney, 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 10/4/2021 (date of document).

Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 12/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY