WARRANTY DEED

Karen Johnson Davidson County
Batch# 733680 **DEEDWARR**
10/11/2021 12:27:27 PM 2 pgs
Fees: $13.00 Taxes: $723.35

20211011-0136413

J-KH-21-4822

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07.09.2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

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)
Revision Homes LLC	New Owner	
(NAME)	(NAME)	**147-04-0-012.00**
PO Box 1828		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070		
(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, **ESTATE OF ELSIE MYRTLE BARNES AND WILLIAM RICHARD BARNES, MARRIED AND DONALD RAY BARNES, MARRIED AND ESTATE OF JOHN FRANKLIN BARNES JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REVISION HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 51 on the plan of Beverly Heights, Section 11, as of record in Book 2331, page 42, Register's Office for saic County.

Said lot No. 51 fronts 70 feet on the Easterly side of Hopedale Drive and extends back between lines 203.2 feet on the Northerly line and 199.7 feet on the Southerly line to a dead line in the rear measuring 69.4 feet thereon.

Being the same property conveyed to John F. Barnes and wife, Elsie Myrtle Barnes by Warranty deed from Southern Development Company, a Tennessee Corporation of record in Book 2600, page 65, Register's Office for Davidson County, Tennessee, dated November 0', 1956 and recorded on November Blank, 1956.

The said John F. Barnes having since died on April 25, 1983, leaving Elsie Myrtle Barnes as the surviving tenant by the entirety.

The said Elsie Myrtle Barnes having since died on May 7, 2007, Affidavit of Heirship, recorded in Instrument No. 20211011-0136409 and Instrument No. 20211011-0136410., Register's Office for Davidson County.

The said John Franklin Barnes, Jr having since died on April 30, 2021, Intestate, Affidavit of Heirship, recorded in Instrument No. 20211011-0136411 and Instrument No. 20211011-0136412, Register's Office for Davidson County.

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 in Plat Book 2331, Page 42, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2440, Page 199, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Agreement for Dedication of Easement of record in Book 6249, Page 413, in the 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: **4822 Hopedale Dr, Nashville, Tennessee 37211**.

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 ____ DAY OF OCTOBER, 2021.

Estate of Elsie Myrtle Barnes

BY: William Richard Barnes
William R Barnes
Heir and Beneficiary

BY: Donald Ray Barnes
Donald Ray Barnes
Heir and Beneficiary

Estate of John Franklin Barnes Jr.

BY: William Richard Barnes
William Richard Barnes

BY: Donald Ray Barnes
Donald Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WILLIAM R BARNES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the HEIR AND BENEFICIARY of ESTATE OF ELSIE MYRTLE BARNES, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as HEIR AND BENEFICIARY.

Witness my hand and official seal, this the 1st of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DONALD RAY BARNES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the HEIR AND BENEFICIARY of ESTATE OF ELSIE MYRTLE BARNES, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as HEIR AND BENEFICIARY.

Witness my hand and official seal, this the 1st of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R BARNES, HEIR AND BENEFICIARY of the ESTATE OF JOHN FRANKLIN BARNES JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD RAY BARNES, HEIR AND BENEFICIARY of the ESTATE OF JOHN FRANKLIN BARNES JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212