Karen Johnson Davidson County
Batch# 738674 DEEDWARR
10/18/2021 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20211018-0139580

WARRANTY DEED

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelsey Elizabeth Davis	New Owner	060000A01200CO
(NAME)	(NAME)	
727 Arbor Trace Circle		
(ADDRESS)	(ADDRESS)	
Nashville , TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Martin A. Barletta and Andrea E. Barletta, husband and wife ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kelsey Davis, single woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 12, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Magnolia East, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160726-0076751 and amended in Instrument No. 20161013-0108361 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martin A. Barletta and Andrea E. Barletta, husband and wife by deed from CAM Properties, LLC, dated 2-26-20 of record in Instrument #202003020023255, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 727 Arbor Trace Circle, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 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 land 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 hands this 12th day of October, 2021.

Martin A Barletta
Martin A. Barletta

Andrea E. Barletta, by Martin A Barletta Attorney in fact
Andrea E. Barletta
, by Martin A. Barletta, Attorney In Fact

State of Tennessee

County of Rutherford

On this 12 day of October, 2021, before me personally appeared Martin A. Barletta, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrea E. Barletta, as her Attorney in Fact, under instrument bearing Book __*__, Page *, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Andrea E. Barletta, under said Power of Attorney. * 202110180139579

Witness my hand and official seal this 12 day of October, 2021.

My Commission Expires: 11-20-21

Notary Public

JUDY REED
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me Martin A. Barletta, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12 day of October, 2021.

Notary Public Judy Reed
My Commission Expires: 11-20-21

JUDY REED
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 2468

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10/12/21.

Affiant Signature

10/14/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/14/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON