Karen Johnson Davidson County
Batch# 743171 DEEDWARR
10/25/2021 01:46:02 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20211025-0143165

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$485,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-092086

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen Taran	New owner	
(NAME)	(NAME)	
624 Ronnie Road		042-07-0-088.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($485,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KELLEEN E. BARNHILL, UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN TARAN, MARRIED, 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 Lot No. 105 and the South triangular part of Lot No. 106 on the Plan of Madison Meade, Section I, of record in Plat Book 2854, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property:

Beginning at a point in the East margin of Ronnie Road, 12 feet North of the common corner of Lots 105 and 106; thence Easterly 234 feet more or less to rear Easterly corner of Lots Nos. 105 and 106; thence Southerly 125 feet to the common corner of Lots Nos. 104 and 105; thence with the line between said Lots, Westerly 205.02 feet to the Easterly margin of Ronnie Road; thence with the margin of said road, Northerly 136 feet to a point of Beginning.

Being the same property conveyed to Kelleen E. Barnhill, unmarried woman by Warranty deed from Mary

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TDE#: 6-RES-210624

Laske Bell and Austin R. Bell, wife and husband of record in Instrument No. 20181128-0115838, Register's Office for Davidson County, Tennessee, dated November 21, 2018 and recorded on November 28, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 624 Ronnie Road, Madison, TN 37115
(House No.) (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 hand(s) this the 20th day of October, 2021

Kelleen E. Barnhill

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kelleen E. Barnhill, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of October, 2021.

Notary Public

My Commission Expires:

(SEAL)

CHERYL A. POCCIA STATE OF NEW YORK NOTARY PUBLIC Qualified in New York County 01PO6348147 MY COMMISSION EXPIRES 09/19/2024

CHERYL A. POCCIA STATE OF NEW YORK NOTARY PUBLIC Qualified in Queens County 01PO6348147 MY COMMISSION EXPIRES 09/19/2024