RECORDING INFORMATION

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 749612 DEEDWARR
11/04/2021 12:20:29 PM 3 pgs
Fees: $18.00 Taxes: $1,672.40

20211104-0147665

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2023

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $452,000.00.

Affiant

Sworn to and subscribed before me this 2nd day of November, 2021.

Notary Public

My Commission Expires: _____

(SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Alejandro G. Lamas and Frances A Brown 324 Sylvan Park Ln Nashville, TN 37209	New Owner(s)	104-01-0F-022.00-CO

This Indenture is made on the 2nd day of November, 2021, by and between **MELISSA KAY BARNETT, A MARRIED WOMAN AND KAREN BARNETT, A MARRIED WOMAN** ("Grantor"), and **ALEJANDRO G. LAMAS, UNMARRIED AND FRANCES A. BROWN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 22 of West End Station Condominiums, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Station Condominiums of record in Instrument Number 20070712-0083315, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Melissa Kay Barnett, A Single Woman and Karen Barnett, A Married Woman by Warranty deed from Darlene L. Ellinger, Married of record in Instrument No. 201901090002466 Register's Office for Davidson County, Tennessee, dated December 20, 2018 and recorded on January 09, 2019.

Said Melissa Kay Barnett who took title as a single woman is now married to Andrew Tims.

Said Andrew Tims, husband hereby joins in this conveyance for the purpose of conveying any and all rights, title or interest that he may have in subject property.

This is not the marital homestead of the said Karen Barnett.

THIS INSTRUMENT IS BEING EXECUTED PURSUANT TO A POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20211104-0147664, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 324 Sylvan Park Ln, Nashville, TN 37209.

This conveyance is being made subject to:

1. Taxes for the year 2021, a lien due and payable, but not delinquent.

2. All matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of West End Station Condominiums of record in Instrument Number 20070712-0083315, amended in Instrument 2007122-00146057, Instrument 20080919-0095641 and Instrument 20081029-0108160 and Instrument 20090825-0080074, Register's Office for Davidson County, Tennessee.

4. Easement of record in Instrument Number 20081017-0104357, in the Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in Instrument Number 20070425-0049073, in the Register's Office for Davidson County, Tennessee.

6. Storm Water Easement Agreement of record in Instrument Number 20070425-0049064 and Instrument No. 20080505-0045999, in the Register's Office for Davidson County, Tennessee.

7. Easement of record in Instrument Number 20080505-0046041 and Instrument No. 20080421-0040206, in the Register's Office for Davidson County, Tennessee.

8. Charter for HOA of record in Instrument Number 20080805-0080550, in the Register's Office for Davidson County, Tennessee.

9. Easement for Sanitary Sewer of record in Book 1851, Page 222 and Book 5594, Page 379, in the Register's Office for Davidson County, Tennessee.

10. Grant of Easement of record in Instrument Number 20190626-0062928, in the Register's Office for Davidson County, Tennessee.

11. Easement Agreement of record in Instrument Number 20131007-0105196, in the Register's Office for Davidson County, Tennessee.

12. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

13. Rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 2nd day of November, 2021.

GRANTOR:

Melissa Kay Barnett

Karen Barnett by J Andrew Tims her attorney in fact
Karen Barnett by J Andrew Tims her
Attorney-in-fact

J. Andrew Tims, spouse of Melissa Kay Barnett

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Melissa Kay Barnett and J. Andrew Tims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of November, 2021.

Patti Robitaille
Notary Public

My Commission Expires: 03/01/2023

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, J. Andrew Tims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of Karen Barnett, and acknowledged that he executed the same as the free act and deed of the said Karen Barnett.

Witness my hand, at office, this 2 day of November, 2021.

Patti Robitaille
Notary Public

My Commission Expires: 03/01/2023

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER