STATE OF Tennessee
COUNTY OF ~~Sumner~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00.* *Transfer Taxes paid in full to Sumner County at Record Book 5697, Page 280-282*

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of ~~August~~, 2021.

Notary Public
MY COMMISSION EXPIRES: May 18, 2025
File No. 21-13240

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMMISSION EXPIRES MAY 18, 2025

Cindy L Briley, Register
Sumner County Tennessee

Rec #:	1053390	Instrument #: 1379405
Rec'd:	15.00	Recorded
State:	3182.00	8/26/2021 at 9:58 AM
Clerk:	1.00	in Record Book
Other:	2.00	5697
Total:	3200.00	Pages 280-282

FORWARDED TO SUMNER COUNTY ASSESSOR OF PROPERTY ON DATE OF RECORDING

Karen Johnson Davidson County
Batch# 766173 DEEDWARR
12/02/2021 01:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211202-0159916

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cupola Homes27 LLC (NAME)	Cupola Homes27, LLC New Owner (NAME)	163E-A-32.00, 145P D 010.00
2255 Glades Rd. (STREET ADDRESS)	2255 Glades Rd. (STREET ADDRESS)	
Boca Raton, FL 33431 (CITY) (STATE) (ZIP)	Boca Raton, FL 33431 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Michael E. Barnes, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cupola Homes27 LLC, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Parcel 1: 234 Stadium Drive, Hendersonville, TN 37075

Land in Sumner County, Tennessee, being Lot No. 1 on the Final Plat of M.E. Barnes Property, as shown on plat of record in Plat Book 33, Page 264, in the Register's Office of Sumner County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property previously conveyed to Towe Building Group, LLC by Warranty Deed dated November 17, 2015 from Joe Frank Loftin, Janice Lynn McLouth, Anita Lynn (O'Brien) Covington, and Jay Kent Loftin, devisees of the Estate of Billie June O'Brien, and Joe F. Loftin, Executor of the Estate of Billie June O'Brien, recorded December 1, 2015 in Record Book 4219, Page 186, Register's Office for Sumner County, Tennessee.

Being Part of the same property conveyed to Michael E. Barnes, by Warranty Deed dated December 15, 2020 from Towe Building Group, LLC, a Tennessee Limited Liability Company, recorded December 18, 2020 in Record Book 5441, Page 492, in the Register's Office for Sumner County, Tennessee.

Parcel 2: 2608 Elliott Drive, Old Hickory, TN 37138

LAND in Davidson County, Tennessee, being Lot No. 5, Block 4, on the plan of Dabbs and Elliot Subdivision No. 1, of record in Plat Book 547, Page 97, 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 Michael E. Barnes, an unmarried man, by Warranty Deed from Derrick Sandoval, a married man, dated 9/29/2020 and recorded 9/30/2020 in Instrument No. 20200930-0112834, Register's Office for Davidson County, Tennessee.

Parcel 3: 373 North Birchwood, Hendersonville, TN 37075

LAND situated in the County of Sumner, State of Tennessee, being Lot No. 129 on the plan of Section Four, Final Plat of Glen Oak, as shown by plat of record in Plat Book 11, Pages 280-281, as amended in Record Book 437, Page 445, in the Register's Office for Sumner County, Tennessee, to which plat record is hereby made for a more complete description of said property.

BEING the same property conveyed to Michael E. Barnes by Warranty Deed from Jack Cannarata, and Benjamin C. Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust under the provisions of a Trust agreement dated April 3, 2017, and Whitney Wilson and Benjamin C. Wilson, Trustees of the Whitney Wilson Revocable Living Trust under the provisions of a Trust agreement dated April 3, 2017, dated 4/28/2020 and recorded 5/26/2020 in Record Book 5225, Page 668, Register's Office for Sumner County, Tennessee.

Subject to any and all plats, easements, restrictions, ~~and other matters~~ of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 234 Stadium Drive & 373 North Birchwood Drive, Hendersonville, TN 37075 and 2608 Elliott Drive, Old Hickory, TN 37138.

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. Whenever 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 25th day of August, 2021.

Michael E. Barnes

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of August, 2021, before me personally appeared Michael E. Barnes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of August, 2021.

Notary Signature
My commission expires: 11/9/2022

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Seth McNamee, 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 8.25.2021 (date of document).

Affiant Signature

8.26.2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 26th day of August, 2021.

Janet S. Hinrichs
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

JANET S. HINRICHS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-14-22