Karen Johnson Davidson County
Batch# 779571 DEEDWARR
12/23/2021 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,557.70
20211223-0170064

Name and Address of New Owner:
Whitney Barnett and Wendall Barnett
4917 Yorkshire Road
Nashville, TN 37211

Send Tax Bills To:
Whitney Barnett and Wendall Barnett
CapStar Bank
2002 Richard Jones Rd Ste 300A
Nashville TN 37215
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 161 100 A229.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Deborah R. Wheeler, unmarried** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Whitney Barnett and Jaun Marsh, wife and husband and Wendell Kirk Barnett, married, as joint tenants with rights of survivorship** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 334 on the Plan of Phase Three Villages of Brentwood of record in Plat Book 6250, Page 918, 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 Deborah R. Wheeler by Warranty Deed from Nicolette A. Judkins, a single person, recorded on August 27, 2013, of record in Instrument No. 20130827-0090046, Register's Office for Davidson County, TN.

This is improved property known as 4917 Yorkshire Rd., Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of December, 2021.

Deborah R. Wheeler (SEAL)
Deborah R. Wheeler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of December, 2021, before me personally appeared Deborah R. Wheeler, 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 17th day of December, 2021.

Maureen S Bush
Notary Signature
My commission expires: 12/21/2024

MAUREEN S BUSH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $421,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eileen K Hobbs
(Affiant)

Sworn to and subscribed before me this
17th day of December, 2021.

Claire H. Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2021-3869

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202112230170064

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 12/17/21

GEORGE E. MUDTER, JR.
Dated 12/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 12/17/21
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

