WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF December, 2021.

Notary Public
COMMISSION EXPIRES: 1/3/22

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 782607 DEEDWARR
01/03/2022 09:08:30 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20220103-0000145

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stacie Siobhan Byrne-Gibbs Trust dated April 27, 1994	Same As New Owner	173-09-0A-684-00
(NAME)	(NAME)	
1905-A Hartman Lane		
(ADDRESS)	(ADDRESS)	
Redondo Beach, CA 90278		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, we, **Kenneth Barker, Trustee of Kenneth P. Barker Revocable Living Trust dated December 22, 2010 and Brenda F. Barker, Trustee of Brenda F. Barker Revocable Living Trust dated December 22, 2010,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anastacia Siobhan Byrne-Gibbs, Trustee of Stacie Siobhan Byrne-Gibbs Trust dated April 27, 1994,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 729 on the Plan of Section One, Phase Eight, Lenox Village of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth P. Barker, Trustee, Kenneth P. Barker Revocable Living Trust Agreement dated December 22, 2010, a fifty (50%) interest as Tenant in Common, and to Brenda F. Barker, Trustee, Brenda F. Barker Revocable Living Trust Agreement dated December 22, 2010, a fifty (50%) interest as Tenant in Common, by Warranty Deed from Kenneth P. Barker and Brenda F. Barker, husband and wife of record in Instrument No. 20110919-0072258, dated September 9, 2011 and recorded September 19, 2011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2705 Dracut Lane (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37211 (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. successors 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, successors 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 our hands this 22 day of December, 2021.

Kenneth P. Barker Revocable Living Trust dated December 22, 2010

By: Kenneth Barker, Trustee
Kenneth Barker, Trustee

Brenda F. Barker Revocable Living Trust dated December 22, 2010

By: Brenda F. Barker, Trustee
Brenda F. Barker, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Kenneth Barker, Trustee of Kenneth P. Barker Revocable Living Trust dated December 22, 2010 and Brenda F. Barker, Trustee of Brenda F. Barker Revocable Living Trust dated December 22, 2010, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 22nd day of December, 2021.

Robert L Scruggs

Robert L. Scruggs
Commission Expires: 1-6-2025

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires January 6, 2025

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 22nd day of December, 2021.

Ernest D Bennett III 12/22/2021

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 22nd day of December, 2021.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023