NEW OWNER:
JOSHUA R. BARIBEAU
709A 23RD STREET
NASHVILLE, TN 37209

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-2286

Map & Parcel
091051G001.00CO

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 804762 **DEEDWARR**
02/14/2022 10:46:18 AM 3 pgs
Fees: $18.00 Taxes: $2,319.90

20220214-0016634

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Twenty-Seven Thousand and 00/100 Dollars ($627,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIRTLEY WHITTINGTON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JOSHUA R. BARIBEAU and VICTORIA A. BARIBEAU, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit A, SevenHundredNine TwentyThird Street, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., Tennessee Code Annotated and established by that certain Declaration of Covenants, Conditions and Restrictions for SevenHundredNine TwentyThird Street, of record in Instrument No. 20210421-0053606, in the Register's Office for Davidson County, Tennessee, to which Declaration and plat as shown as Exhibit "B" in said Declaration, specific reference is hereby made for a more particular description of said units.

Together with the Common Elements, Limited Common Elements and Private Elements appurtenant thereto, as set forth in the Declaration of Covenants, Conditions and Restrictions for SevenHundredNine TwentyThird Street, of record in Instrument No. 20210421-0053606, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to KIRTLEY WHITTINGTON by Quitclaim Deed from SEAN MCKINNIS, ANTHONY MCKAY, and KIRTLEY WHITTINGTON, dated April 9, 2021, and of record in Instrument No. 20210421-0053598, Register's

Office for DAVIDSON County, Tennessee. Also being a portion of the same property conveyed to SEAN MCKINNIS, ANTHONY MCKAY, and KIRTLEY WHITTINGTON by Warranty Deed from PAMELA JEAN MATTHEWS CLEM, f/k/a PAMELA JEAN MATTHEWS, dated January 8, 2021, and of record in Instrument No. 20210112-0005278, Register's Office for Davidson County, Tennessee. Also being a portion of the same property conveyed to Pamela Jean Matthews by Quitclaim Deed from Robert B. Matthews and wife, Janie Louise Matthews, dated July 14, 1997, and of record in Book 10532, Page 226, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **709A 23RD STREET, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20210421-0053606, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 10th day of February, 2022.

Kirtley Whittington

KIRTLEY WHITTINGTON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KIRTLEY WHITTINGTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of February, 2022.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$627,000.00.**

AFFIANT

Sworn to and subscribed to before me this 11th day of February, 2022.

NOTARY PUBLIC

My commission expires: 4-6-25

