FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **625,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **01/31/2022** Notary Public MY COMMISSION EXPIRES: 11-3-25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 816995 DEEDWARR
03/08/2022 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220308-0025929

SHERYL A. CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4286

ADDRESS NEW OWNER(S) AS FOLLOWS: **Ruthie L. Ross**	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS 155-07-0A-027-00
(NAME) 7177 Forrest Oaks Drive	(NAME) 1570 Sand Creek Pr.	
(ADDRESS) Nashville, TN, 37221	(ADDRESS) Chesterton IN 46304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gyorgy Barna, married** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ruthie L. Ross, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 14 on Revision One to Final Plat of Poplar Creek Estates, Phase III, Section "B" Subdivision of record in Plat Book 9700, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gyorgy Barna, married from Eszter Barna, unmarried by Quitclaim Deed dated _____, recorded _____, in Instrument Number _202203080025928_____, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Eszter Barna, unmarried by Deed dated June 4, 2021 from John Robinson and Sarah Robinson, a married couple, recorded June 14, 2021, in Instrument Number 20210614-0080032, in the Register's Office of Davidson County, Tennessee.

*This property is not a marital residence and as such is not subject to any homestead, dower or other Marital interest.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **7177 Forrest Oaks Drive, Nashville, TN 37221**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **January, 2022.**

Gyorgy Barna

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Gyorgy Barna**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **January, 2022.**

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/22/22

Certificate of Authenticity

I, Holly A Mason, 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 1/31/22.

Affiant Signature

2/1/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of ~~January~~ February, 2022.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22