Karen Johnson Davidson County
Batch# 817873 DEEDWARR
03/09/2022 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20220309-0026638

**Prepared By & Return To:**
Tennessee Title Services, LLC
547 N Mt Juliet Rd
**100**
**Mt. Juliet, TN 37122**
**MJ-22-347**

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
**THIS 25th day of February, 2022**

Notary Public

Commission Expires: 06/28/2025

| **Address of New Owner** | **Send Tax Bills To:** | **Map & Parcel** |
|---|---|---|
| Dakota Alley<br>600 Frankfort Drive<br>Hermitage, TN 37076 | American Pacific Mortgage Corp<br>3000 Lava Ridge Court., Ste 200<br>Roseville, CA 95661 | 075-04-0-079.00 |

# WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

**Larry Barnes and wife, Missy Barnes**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Dakota Alley, unmarried man**

HEREINAFTER CALLED THE GRANTEES, 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. 312 on the Plan of Tulip Grove, Section Five of record in Plat Book 4175, Page 71, 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 Larry Barnes and wife, Missy Barnes by Warranty deed from William Garry Green of record in Instrument No. 20100419-0029276 Register's Office for Davidson County, Tennessee, dated April 16, 2010 and recorded on April 19, 2010. (Value of consideration shown in aforementioned deed $181,400.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 600 Frankfort Drive, Hermitage, TN 37076

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 so 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. 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.

Dated this the 25th day of February, 2022.

Larry Barnes

Missy Barnes

STATE OF TENNESSEE
COUNTY OF WILSON

On this 25th day of February, 2022, before me personally appeared Larry Barnes and Missy 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.

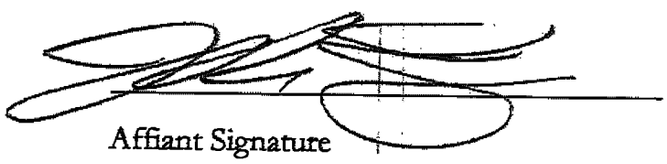
**Witness my hand, at office, this 25th day of February, 2022.**

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

# Certificate of Authenticity

I, Joshua A. Terry, 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 2/25/22.



Affiant Signature

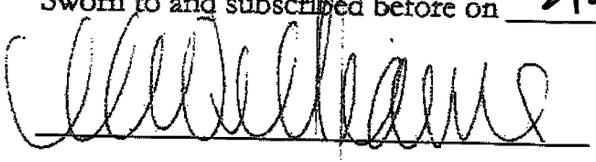
2/25/22

Date

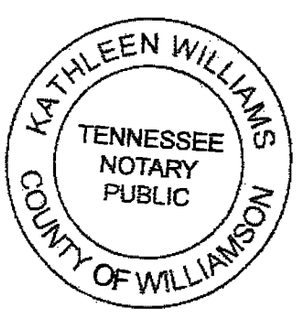
State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/25/22.



Notary Public




My Commission Expires: 5-23-23