WARRANTY DEED

Karen Johnson Davidson County
Batch# 856429 DEEDWARR
05/17/2022 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,049.80
20220517-0056499

DM-REA-22-4024

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $554,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN DUPRIEST
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
5/24/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Autumn Elysse Watkins and Keeley Arianne Watkins	New Owner	
(NAME)	(NAME)	086 13 0A 051.00
4024 Magnolia Farms Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD E. BARRETT AND NANETTE COLEMAN BARRETT, TRUSTEES OF THE DONALD E BARRETT TRUST DATED JANUARY 5, 2000, AS AMENDED AND RESTATED ON JUNE 26, 2012,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUTUMN ELYSSE WATKINS, AN UNMARRIED WOMAN KEELEY ARIANNE WATKINS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SUVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 51 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 1, Section 1, of record in Instrument No. 20181115-0112560, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nanette Coleman Barrett and Donald E. Barrett, Trustees of the Donald E. Barrett Trust Dated January 5, 2000, as Amended and Restated on June 26, 2012, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20190528-0049718, in the Register's Office of Davidson County, Tennessee, dated May 23, 2019 and recorded on May 28, 2019.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Magnolia Farms Phase 1, Section 1, as recorded in Instrument No. 20181115-0112560, and being corrected in Instrument No. 20191010-0103835.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants for Magnolia Farms recorded in Instrument No. 20181212-0120983, as amended in Instrument No. 20210507-0061686.
- Declaration of Restrictions and Covenants Agreement for Stormwater Facilities and Systems as set forth in instrument recorded in Instrument No(s). 20180328-0028892, 20180626-0061329, and 20181023-0105078.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 4024 Magnolia Farms Dr, Hermitage, Tennessee 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 GRANTEE(S), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 6th DAY OF MAY, 2022.

The Donald E Barrett Trust Dated January 5, 2000,
As Amended and Restated on June 26, 2012

BY: Donald E. Barrett
Donald E. Barrett
Trustee

BY: Nanette Coleman Barrett
Nanette Coleman Barrett
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD E. BARRETT, TRUSTEE of THE DONALD E BARRETT TRUST DATED JANUARY 5, 2000, AS AMENDED AND RESTATED ON JUNE 26, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of May, 2022.

Pam Salas
Notary Public
My Commission Expires: 12/5/2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANETTE COLEMAN BARRETT, TRUSTEE of THE DONALD E BARRETT TRUST DATED JANUARY 5, 2000, AS AMENDED AND RESTATED ON JUNE 26, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of May, 2022.

Pam Salas
Notary Public
My Commission Expires: 12/5/2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 5/6/22.

Affiant Signature

5/6/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/6/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON