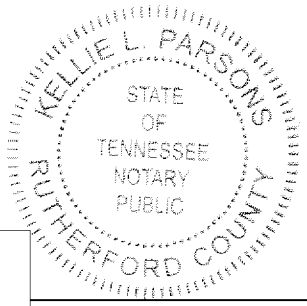
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford KLP

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $889,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/16/23

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 858471 DEEDWARR
05/19/2022 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $3,292.63
20220519-0057922

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deborah L. Barnes	New Owner	042 13 0 027.00
(NAME)	(NAME)	
724 Vanoke Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 considerations, the receipt of which is hereby acknowledged, I/we Chris A. Wallin and Camille Wallin, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Deborah L. Barnes, an unmarried woman and Amanda Renee Ballenger and Matthew Brandon Ballenger, wife and husband, as joint tenants with right of survivorship, hereinafter called the GRANTEE(S), his/her/their 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. 40 on the Plan of Hedgewood Hills, Section 1, of record in Book 2900, Page 135, Register's Office for Davidson County, Tennessee.

Beginning in the northerly margin of Vanoke Drive, at the corner of Lots 40 and 41; thence with said Drive around a curve, southwesterly 43.63 feet to a corner of Lots 39 and 40; thence westerly with the line of said Lots, 222.2 feet; thence northerly along the westerly line of Lot No. 40, 312.2 feet to a concrete monument; thence east 74.4 feet to the corner of Lots 40 and 41; thence southerly with the line between said lots 369 feet to the point of beginning.
Being the same property conveyed to Chris A. Wallin, a married man by Warranty Deed from Jane Ann Brantley and husband, Denver L. Henderson, dated 08/22/2008 and recorded 08/26/2008, of record in Instrument 200808260087532, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 724 Vanoke Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1666227
Warranty Deed TN

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 3-166698-KP

202205190057922

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 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), his/her/their 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.

Effective the 3rd day of May, 2022.

Chris A. Wallin

Camille Wallin

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris A. Wallin and Camille Wallin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of May, 2022.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

Certificate of Authenticity

I, Kellie L. Parsons, do hereby make oath that I am 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 May 3, 2022.

Affiant Signature

May 3, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 3rd day of May, 2022.

Notary's Signature
My Commission Expires: 11/17/24

Notary's Seal

