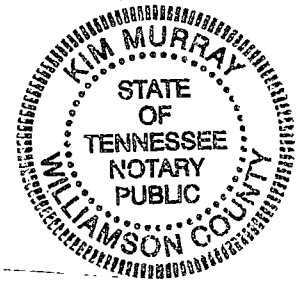
PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

M Berry
Affiant

Subscribed and sworn to before me, this 20th day of May, 2022.

Kim Murray
Notary Public

My commission expires: 3/7/2024

Karen Johnson
Batch# 861528
05/24/2022 10:47:45 AM
Fees: $13.00 Taxes: $1,961.00

Davidson County
DEEDWARR
2 pgs

20220524-0060044

np)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Karen A. Harper	New Owner	**171-04-0C-011.00-CO**
820 Barrington Place Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Claire Sanning, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Karen A. Harper, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 11 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument 20051025-0128696, P.U.D. Boundary Survey of record in Instrument 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot. Description is the same as in the previous deed of record.
Being the same property conveyed to Claire Sanning by Warranty deed from Diann Hassmiller, married of record in Instrument No. 20200914-0104246 Register's Office for Davidson County, Tennessee,

This is improved property known as **820 Barrington Place Drive, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 20th day of May, 2022.

Claire Sanning by Christopher Sanning attorney in fact

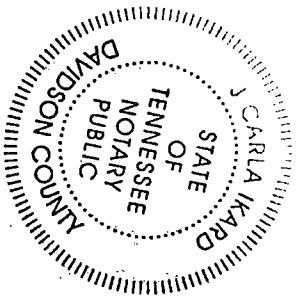
Claire Sanning by Christopher Sanning
Attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christopher Sanning to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Claire Sanning and who acknowledged that he/she as the Attorney in Fact executed the same as the free act and deed of Claire Sanning.

Witness my hand and official seal this 20th day of May, 2022.

Notary Public
My Commission Expires: 1-3-23



SolomonParks File No. 22-000571-524