WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Logan C. Simmons and Bradley L. Simmons	New Owner	
(NAME) 4127 Barnes Cove Court	(NAME)	173-09-0B-098.00
(ADDRESS) Antioch, TN 37013		
(CITY) (STATE) (ZIP)		

Karen Johnson Davidson County
Batch# 866964 DEEDWARR
06/03/2022 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,877.75
20220603-0064167

FOR AND 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, WE, **KELLEY COLVIN AND SPOUSE, GEOFF YEAGER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOGAN C. SIMMONS AND BRADLEY L. SIMMONS, WIFE AND HUSBAND,** 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. 307 on the Plan of Barnes Cove, Section Two of record in Plat at Instrument No. 20040604-0065966, 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 Kelley Colvin, unmarried and Geoff Yeager, unmarried, tenants in common with full rights of survivorship by Warranty Deed from Malcolm Booth and Norma Booth, husband and wife of record in Instrument No. 20171215-0127718, Register's Office for Davidson County, Tennessee, dated December 11, 2017.

Being the same property conveyed to Kelley Colvin and spouse, Geoff Yeager, as joint tenants with right of survivorship by Quitclaim Deed from Kelley Colvin and Geoff Yeager of record in Instrument No. 20200324-0031690 Register's Office for Davidson County, Tennessee, dated March 17, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4127 Barnes Cove Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness my hand this 31st day of May, 2022

KELLEY COLVIN

GEOFF YEAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelley Colvin and Geoff Yeager, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2022.

TIMOTHY KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires:
7/9/2024

Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-31-22.

Affiant Signature

5-31-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 31 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY