RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-8403-2022

Karen Johnson Davidson County
Batch# 875949 DEEDWARR
06/22/2022 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220622-0071392

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Jennifer Pennell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of June, 2022

Katherine Warren
NOTARY PUBLIC

My commission expires: 3/22/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Siegrist 2404 Scovel Street Nashville, TN, 37208	Same address as new owner	081-14-0-042

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND AND 00/100 Dollars ($400,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TRACY MELISSA BARCELONA**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANN SIEGRIST**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the plan of Bransford Realty Cots Subdivision of Lots No. 35-36 & 37 in E.T. Holman's Subdivision of Lots No. 41-42 & 43 in Boyd-McNairy's Subd. and Subdivision of Lots No. 1 to 10, Inclusive, No. 17-18 &19, No 21-28, Inclusive, No. 31 to 40, Inclusive, in Mrs. E.S. Clark's Subdivision of Lots No. 39-40 & Part of No. 38 in Boyd McNairy's Subdivision (referenced as "Bransford Realty Company's Subdivision of Lots No. 1 to 10, Inclusive, and other lots in Mrs. E.S. Clark's Subdivision of Lots No. 39, 40, and part of 38 in Boyd McNairy's Plan of Lots" (in previous deeds in the chain of title) as of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tracy Melissa Barcelona, single woman, from Jamie D. McAfee, an unmarried woman, by Warranty Deed dated October 19, 2020 and recorded October 28, 2020 in Instrument #20201028-0124707, said Register's Office.

Being the same property conveyed to Jamie D. McAfee, an unmarried woman, from Vision General Construction, LLC, by Warranty Deed dated October 31, 2007 and recorded November 1, 2007 in Instrument #20071101-0128904, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 2404 Scovel Street, Nashville, TN 37208

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 14th day of June, 2022

GRANTOR(S)

Tracy Melissa Barcelona

STATE OF ~~TENNESSEE~~ NY New York
COUNTY OF Kings

Personally appeared before me, a Notary Public, Tracy Melissa Barcelona, 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 seal, this the 14th day of June, 2022.

Notary Public

Peyton Flake

Printed Notary Name

My commission expires: March 22nd, 2025

PEYTON FLAKE
Notary Public - State of New York
NO. 01FL6415620
Qualified in Kings County
My Commission Expires Mar 22, 2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/14/22 (date of document).

Jennifer L. Pennell

6/15/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of June, 2022.

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026