Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

(4)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 897377 DEEDWARR
08/02/2022 11:16:45 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20220802-0087908

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Heidi Egloff, a single woman	**New Owner**	061-02-0-137.00
(NAME)	(NAME)	
805 Joyce Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221286

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, I/we, **Lawrence Merle Bartlebaugh, an unmarried man, and Janet Irene Noyes, an unmarried woman, and James Forrest Bartlebaugh, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Heidi Egloff, a single woman**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 40 on the plan of Gra-Mar Acres, Section III, as of record in Book 2133, page 108, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to John L. Bartlebaugh, an unmarried man by Warranty Deed from Mary L. Spencer, unmarried, dated April 29, 1999 and filed of record in Book 11462, page 673, Register's Office for Davidson County, Tennessee. The said John L. Bartlebaugh is now deceased, having died intestate, a citizen and resident of Davidson County, Tennessee, on or about January 27, 2022. Pursuant to Affidavit of Heirship of record in Instrument 20220322-0032754, Register's Office for Davidson County, Tennessee, the said John L. Bartlebaugh was survived by his siblings, Lawrence Merle Bartlebaugh, Janet Irene Noyes and James Forrest Bartlebaugh, his sole and only heirs at law.

And also made subject to a sewer easement appearing of record in Book 4129, page 923 and Instrument No. 20211124-0155796, Register's Office for said County.

The execution of this instrument is affected by the signature of Lawrence Merle Bartlebaugh as Attorney-in-Fact for Janet Irene Noyes, which Power of Attorney is recorded in Instrument Number 20220802-0087904 and also by the signature of Lawrence Merle Bartlebaugh, as Attorney-in-Fact for James Forrest Bartlebaugh, which Power of Attorney is recorded in Instrument Number 20220802-0087903, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 805 Joyce Lane, Nashville, TN 37216
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of August, 2022.

Lawrence Merle Bartlebaugh

Janet Irene Noyes by Lawrence Merle Bartlebaugh, Attorney-in-Fact ATTORNEY-IN-FACT

James Forrest Bartlebaugh by Lawrence Merle Bartlebaugh, Attorney-in-Fact ATTORNEY-IN-FACT

STATE OF TENNESSEE)
County OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lawrence Merle Bartlebaugh, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of August, 2022.

Notary Public
My Commission Expires: 4/26/24

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lawrence Merle Bartlebaugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Janet Irene Noyes and Attorney-in-fact for James Forrest Bartlebaugh and that he is authorized by Janet Irene Noyes and by James Forrest Bartlebaugh to execute this instrument on their behalf.

WITNESS my hand, at office, this 1st day of August, 2022.

Notary Public

My Commission Expires: 4/26/24

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY