Karen Johnson Davidson County
Batch# 899328 DEEDWARR
08/05/2022 10:28:32 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20220805-0089250

**THIS INSTRUMENT PREPARED BY:**

**Paul F. Soper, Esq.**
**2323 21st Avenue S, Ste. 502**
**Nashville, Tennessee 37212**

**ADDRESS NEW OWNER**
Jack William Barnes
a/k/a Billy Barnes
225 Cherokee Rd.
Nashville, TN 37205

**SEND TAX BILLS TO**
New Owner

**MAP/PARCEL**
103-12-0-017.00

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **THISTLE FARMS, INC.** ("Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **JACK WILLIAM BARNES, A/K/A BILLY BARNES,** ("Grantee" herein), his heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot(s) 25 of Block "L", as shown on the map entitled Cherokee Park, Third Section, of record in Plat Book 843, Pages 2 and 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to WEST END REAL ESTATE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TIMOTHY L. AMOS, TRUSTEE OF THE AMOS PROPERTY REVOCABLE TRUST DATED FEBRUARY 6, 2015, of record in Instrument No. 20171018-0106889, dated October 18, 2017, said Register's Office.**

**Further being the same property conveyed to THISTLE FARMS, INC, by quitclaim deed from WEST END REAL ESTATE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200918-0106974, dated September 16, 2020, said Register's Office.**

**This is improved property known as: 225 Cherokee Rd., Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind itself, its heirs and assigns, successors 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. The conveyance herein is subject to 2022 real property taxes and any easements, covenants and restrictions of

record.

Whenever 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 set their hands as of this 3rd day of August, 2022.

THISTLE FARMS, INC.

PARAG DESAI, PRESIDENT OF THE BOARD

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **PARAG DESAI** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **PRESIDENT OF THE BOARD FOR THISTLE FARMS, INC.,** the within named bargainor, and that he as such **PRESIDENT**, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 3rd day of August, 2022.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration for this transfer or value of property (whichever is greater) is **$950,000.00.**

Affiant

Sworn to and subscribed before me this _____day of August, 2022.

Notary Public

My Commission Expires: 1-625

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY