THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Return to: Security Title & Escrow Company, LLC 1517 Hatcher Lane, Ste.A Columbia, TN 38401 Karen Johnson Davidson County Batch# 899956 DEEDWARR 08/08/2022 09:15:01 AM 2 pgs Fees: $13.00 Taxes: $2,956.30 20220808-0089705	STATE OF Tennessee) COUNTY OF Maury) The actual consideration or value, whichever is greater, for this transfer is: $799,000.00 Affiant Subscribed and sworn to before me, this 4th day of August, 2022. Notary Public My Commission Expires: 4.22.24

WARRANTY DEED

Address New Owner: Timothy Barbis and Kalee Willingham Barbis 4004 Utah Ave Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 104-01-0-170.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES FINLEY RANSONE, III, MARRIED** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TIMOTHY BARBIS AND KALEE WILLINGHAM BARBIS, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 75 feet of Lot No. 104 on the Plan of West End Annex, of record in Book 332, page 61, in the Register's office for Davidson County, Tennessee.

Said part of Lot No. 104 fronts 75 feet on the Northerly margin of Utah Avenue and extends back 199.6 feet on the Westerly line and 198 feet, more or less, on the Easterly line, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Bohdi and Utah, LLC, a Tennessee limited liability company by Warranty deed from Mary Duff McNulty NKA Mary Frances Duff of record in Instrument No. 20180928-0096486 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on September 28, 2018. (Value of consideration shown in aforementioned deed $503,000.00.)

Being the same property conveyed to James Finley Ransone, III by Quitclaim deed from Bohdi and Utah, LLC, a Tennessee limited liability company of record in Instrument No. 20181018-0103526 Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on October 18, 2018. (Value of consideration shown in aforementioned deed $0.00.)

This is improved property commonly known as: **4004 Utah Ave, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that

are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of August, 2022.

James Finley Ranson III by JSG

JAMES FINLEY RANSON III BY JENNIFER S. GHANEM, AS ATTORNEY IN FACT attorney in fact

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JENNIFER S. GHANEM** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **JAMES FINLEY RANSON III**, as Attorney – In – Fact, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of August 2022.

BRADLEY T. BALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____