THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Mena Morgan
355 Willard Dr.
Nashville, TN 37211

MORTGAGEE
Pinnacle Bank
150 3rd Ave. South Suite 900
Nashville, TN. 37201

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
148-01-0-105.00

Karen Johnson Davidson County
Batch# 904084 DEEDWARR
08/16/2022 11:26:45 AM 2 pgs
Fees: $13.00 Taxes: $1,585.45
20220816-0092734

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Joseph G. Barnes and Donna A. Barnes,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mena Morgan,** an unmarried man hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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. 165 on the Plan of Haywood Acres Subdivision, Section III, recorded in Book 2900, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph G. Barnes and wife, Donna A. Barnes by deed from William P. Nave, Jr. and wife, Joan W. Nave of record in Book 7792, page 718, Register's Office for Davidson County, Tennessee, dated March 13, 1989 and recorded on March 13, 1989.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **355 Willard Dr. Nashville, TN 37211.**

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 our hands this 15th day of August, 2022.

Joseph G. Barnes

Donna A. Barnes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph G. Barnes and wife, Donna A. Barnes, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2022.

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/10/2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $428,500.00.

AFFIANT

Subscribed and sworn to before me this 15th day of August, 2022.

NOTARY PUBLIC

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 9-16-23