Karen Johnson Davidson County
Batch# 907992 DEEDWARR
08/25/2022 10:36:09 AM 2 pgs
Fees: $13.00 Taxes: $2,997.00
20220825-0095987

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641582

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $810,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of July, 2022.

DAWN MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 10/2/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lindsay Gonzalez 5209B Michigan Avenue Nashville TN 37209-2028	New Owner	Tax Parcel ID No. 091-07-0-487.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bailey Kirkland, unmarried and Michele Ann Barlow, married, as tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lindsay Gonzalez**, ("Grantee"), her 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 Lot(s) 1120, in Block 166, as shown on the map entitled No. 1 Plan of West Nashville, of record in Plat Book 57, pages 74-75, 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 BAILEY KIRKLAND and MICHELE ANN BARLOW, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20181121-0114469 , dated November 15, 2018 , corrected by Affidavit of record in Instrument No. 20181220-0123746, said Register's Office.

Robert J. Barlow joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 091-07-0-487.00.

Matters shown on the Plan of record in Plat Book 57, page 74-75, said Register's Office.

This is improved property located at 5209B Michigan Avenue Nashville TN 37209-2028

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 18th day of July, 2022.

Bailey Kirkland

Michele Ann Barlow

Robert J. Barlow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bailey Kirkland and Michele Ann Barlow and Robert J. Barlow, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BHS-22-29088