THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4971-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 350,000.00.

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 911218 DEEDWARR
09/01/2022 09:11:57 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220901-0098506

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Earls	New Owner	
312 Chimney Hill		142-08-0B-098.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Merry Lane Barnes, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carolyn Earls**

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:

Land in Davidson County, Tennessee, being part of the Plan of Coronada, a Condominium, Phase IV, as of record in Book 5200, Page 217, said Register's Office, the part hereby described being:

Unit No. 98 on said plan, located at 312 Chimney Hill, as shown in and described by the Master Deed, as amended, establishing a Horizontal Property Regime of Coronada, a Condominium, Phase IV.

Being the same property conveyed to Charles G. Barnes by Warranty Deed from Heritage Equities, Inc. and by: Bill Hockridge, a corporation of record in Book 10651, Page 428, Register's Office for Davidson County, Tennessee, dated September 30, 1997 and recorded on October 20, 1997. Charles G. Barnes died, testate, on April 21, 2008, leaving Catherine M. Kubik, Michael E. Barnes, Craig S. Barnes, and Merry Lane Barnes as the sole devisees under his Last Will and Testament. See case styled In Re: Estate of Charles G. Barnes, Docket No. 09P319 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Further, being the same property conveyed to Merry Lane Barnes, a widow, by Quitclaim Deed from Catherine M. Kubik, Michael E. Barnes, and Craig S. Barnes, dated August 26, 2022 and recorded on 9-1-22, 2022 in Instrument No. 20220901-0098505, Register's Office for Davidson County, Tenenssee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **312 Chimney Hill, Nashville, TN 37221**

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 the 31 day of August, 2022.

Merry Lane Barnes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Merry Lane Barnes,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of August, 2022.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON