Warranty Deed

Karen Johnson Davidson County Batch# 912398 DEEDWARR 09/02/2022 01:29:37 PM 2 pgs Fees: $13.00 Taxes: $1,110.00 20220902-0099365	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $300,000.00 Affiant Subscribed and sworn to before me, this the 1st day of September, 2022. Notary Public My commission expires:

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

Return to:
Rugby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP 22 1800

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jenny Renee Matern	New Owner(s)	173 05 0A 047.00 CO
1800 Shaylin Loop		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMY WELLS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNY MATERN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit No. 47, on the Plan of Barnes Crossing, Phase One, a Horizontal Property Regime of record in Master Deed in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480, as amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, together with the appurtenant interest in common elements of Barnes Crossing, a Horizontal Property Regime, in the Register's Office for County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" thereto, of the aforementioned Master Deed, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy Wells, an unmarried woman by Warranty Deed from Andrea Dean, unmarried of record in Instrument No. 20200622-0066848 Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on June 22, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1800 Shaylin Loop, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of September, 2022.

Amy Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Wells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of September, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025