NEW OWNER:
BRADLEY R. RENGUSO
3437 WHITE PINE DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
FIRSTBANK
722 COLUMBIA AVENUE
FRANKLIN, TN 37064

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 22-1461

Map & Parcel
108040B008.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 921818 **DEEDWARR**
09/27/2022 08:42:38 AM 3 pgs
Fees: $18.00 Taxes: $1,320.90

20220927-0106693

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-Seven Thousand and 00/100 Dollars ($357,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHRISTINA CREEK BARKALOW, EXECUTRIX OF THE ESTATE OF ELMER DELL TIMMONS, and CHRISTINA CREEK BARKALOW,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BRADLEY R. RENGUSO and BRIANNE CURCIO, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 8, Plan of Final Plat of White Pine Estates, as shown on plat of the same of record in Instrument No. 20000713-0069319 (previously incorrectly stated in prior deed as 20000413-0069319), in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to ELMER DELL TIMMONS, an unmarried man, by Warranty Deed from Denise R. Augustine, an unmarried woman, dated May 9, 2012, and of record in Instrument No. 20120517-0042698, Register's Office for DAVIDSON County, Tennessee. Elmer Dell Timmons is now deceased, having died single and testate on July 17, 2021 in Davidson County, Tennessee. For further reference to title, see the Estate of Elmer Dell Timmons, of record in Case No. 21P1738, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, whereby pursuant to his Last Will and Testament, he devised his

interest in the property herein to Christina Creek, now known as Christina Creek Barkalow.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **3437 WHITE PINE DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20000713-0069319, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 22nd day of September, 2022.

ESTATE OF ELMER DELL TIMMONS

Christina Creek Barkalow, Executrix
BY: CHRISTINA CREEK BARKALOW, EXECUTRIX

Christina Creek Barkalow
CHRISTINA CREEK BARKALOW

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHRISTINA CREEK BARKALOW, EXECUTRIX OF THE ESTATE OF ELMER DELL TIMMONS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of September, 2022.



NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHRISTINA CREEK BARKALOW**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of September, 2022.



NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$357,000.00.**

AFFIANT

Sworn to and subscribed to before me this 22nd day of September, 2022.

NOTARY PUBLIC

My commission expires: _____