Karen Johnson Davidson County
Batch# 936961 DEEDWARR
11/02/2022 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20221102-0118416

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-3-24
(AFFIX SEAL)

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0692

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Erin Pickney	Ascend Federal Credit Union	Map: 183050A14800CO
(NAME) 5240 Catspaw Dr	(NAME) P.O. BOX 1210	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BARREL INVESTMENTS, LLC,

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

ERIN PICKNEY, A MARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 85 on the Plan of Revision One, Phase Two, Section Five, October Woods of record in Plat Book 9700, Page 439, erroneously shown as Plat Book 7900, Page 909 in prior deed, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barrel Investments, LLC, a Tennessee Limited Liability Company, by deed from Troy R. Bartelt, Trustee of the Troy R. Bartelt Revocable Living Trust Agreement dated October 17, 2013, of record in Instrument No. 20150901-0088406, dated August 28, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 439, said Register's Office; (3) Charter for Homeowners Association of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee; (4) Easement to Metropolitan Government of Nashville and Davidson County of record in Book 8443, Page 75, in the Register's Office for Davidson County, Tennessee; (5) Deed of common areas to Homeowners Association of record in Instrument No. 20071221-0146548, in the Register's Office for Davidson County, Tennessee; (6) PUD Boundary of record in Plat Book 7900, Page 909, in the Register's Office for Davidson County, Tennessee; (7) Storm Water Detention Agreement of record in Book 9771, Page 560, Book 10010, Page 50 and Book 10951, Page 709, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5240 Catspaw Dr, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 2nd day of November, 2022.

Barrel Investments, LLC

BY: _____
Erin Pickney
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Erin Pickney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Member respectively of Barrel Investments, LLC the within named bargainer, and that she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 2nd day of November, 2022.

My Commission Expires: 3.3.24

_____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 2nd day of November, 2022.

Barrel Investments, LLC

BY: _____
Robert J. Pickney
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert J. Pickney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Managing Member respectively of Barrel Investments, LLC the within named bargainer, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 2nd day of November, 2022.

My Commission Expires: 3-3-26

_____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Laura Hamann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 2, 2022.

_____
(AFFIANT) – Laura Hamann

11/02/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 2nd day of November, 2022.

My commission expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY