Karen Johnson Davidson County
Batch# 944364 DEEDWARR
11/23/2022 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20221123-0124049

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042734** KADEN ROACH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00 Affiant Subscribed and sworn to before me, this 21st day of November, 2022. Notary Public My Commission Expires: 07-06-26

WARRANTY DEED

Address New Owner: Kelsey Ann Dalton 6109B Louisiana Avenue Nashville TN 37209	Send Tax Bills To: Legacy Home Loans LLC dba Steadfast Mortgage 1036 Stearman Drive Suite 6 White House, TN 37188	Tax Information: Tax Parcel ID No. 091 02 3V 002.00

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, **Robert Barbieri and Grace Barbieri, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelsey Ann Dalton, unmarried**, ("Grantees"), its 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 Unit No. 6109B, on the plan of 6109 Louisiana Avenue Commons, A Horizontal Property Regime with Private Elements, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 6109 Louisiana Avenue Commons, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20151221-0128286, amended in Instrument No. 20160803-0080134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Barbieri and Grace Stumb, both Unmarried as Joint Tenants with Right of Survivorship, by Warranty Deed from L&S Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160815-0084713, in the Register's Office of Davidson County, Tennessee, dated August 11, 2016, and recorded on August 15, 2016. Also see Scrivener's Affidavit of record in Instrument No. 20161004-0104658, Register's Office of Davidson County, Tennessee. Robert Barbieri and Robert Ryan Barbieri being one and the same.

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park Subdivision, as recorded in Plat Book 161, Page 75.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151221-0128286; as amended in Instrument No. 20160803-0080134.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20160801-0078998.

This is improved property located at 6109B Louisiana Avenue Nashville TN 37209

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 21st day of November, 2022.

Robert Barbieri

Grace Barbieri

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, Grace Barbieri, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of November, 2022.

Notary Public_____

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

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, Robert Barbieri, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of November, 2022.

Notary Public_____

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

True Copy Certification

I, **Pam Autry,** 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 this the ~~14th~~ 21st day of November, 2022.

Affiant Signature
Date ~~11/14/2022~~ 11/22/22

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the ~~14th~~ 21st day of November, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON