Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-22-5602

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ VG Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of January, 2023

Notary Public

Commission Expires: 8/15/2026

VICTORIA CAMARENA STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 960324 DEEDWARR
01/11/2023 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20230111-0002498

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kelly Lynne Barron and Nikolas Andrew Barron 952 General George Patton Road Nashville, TN 37221	New Owner	142-09-0C-952-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Karen T. Thomas, a married woman, and Joseph Thomas, an unmarried man, as joint tenants with the right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly Lynne Barron and Nikolas Andrew Barron, both unmarried, as joint tenants with right of survivorship

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 Unit No. 952, together with the carport designated No. 952-C, on the Plan of Phase One-Lot Two, Section Five, River Plantation Condominium Apartments, of record in Plat Book 5200, Page 135, and Plat Book 5200, page 257, 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 Karen T. Thomas, a married woman, and Joseph Thomas, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from Nashville Now Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20200723-0081011, Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on July 23, 2020.

The subject property is not the principal residence of the Karen T. Thomas, nor her spouse or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 952 General George Patton Road, 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 so 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.

Dated this the 6th day of January, 2023.

Joseph Thomas

Karen T. Thomas

STATE OF KENTUCKY
COUNTY OF JEFFERSON

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

Witness my hand and official seal at Louisville, Kentucky, this 6th day of January, 2023.

Notary Public
My Commission Expires: 8-14-2024

Linda M Lewis
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP12930
MY COMMISSION EXPIRES 08/14/2024

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen T. Thomas** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Louisville, Kentucky, this 6th day of January, 2023.

Notary Public
My Commission Expires: 8-14-2024

Linda M Lewis
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP12930
MY COMMISSION EXPIRES 08/14/2024

Certificate of Authenticity

I, Joshua A. Terry, 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 Jan 6, 2023.

Affiant Signature

Jan 10, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on Jan 10, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON