Karen Johnson Davidson County
Batch# 973322 DEEDWARR
02/22/2023 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20230222-0012629

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-5382

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of February, 2023

Notary Public

Commission Expires: 3/3/26

CHARLES D. LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amanda Stern 2525 Woodberry Drive Nashville, TN 37214	New Owner	———

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,

James Barbe and Tabitha Barbe, Trustees of the Victorious Trust dated June 2, 2021

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

Amanda Stern, a single woman

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 Lot No. 9 on the Plan of Woodberry Park of record in Plat Book 2133, Page (s) 117 through 119, inclusive, 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 Tabitha Barbe and James S. Barbe, wife and husband by Warranty deed from James Scott Maxwell, unmarried of record in Instrument No. 20191115-0118220 Register's Office for Davidson County, Tennessee, dated November 14, 2019 and recorded on November 15, 2019. (Value of consideration shown in aforementioned deed $175,000.00.)

Being the same property conveyed to James Barbe and Tabitha Barbe Trustees of the Victorious Trust dated June 2, 2021 by QuitClaim deed from Tabitha Barbe and James S. Barbe of record in Instrument No. 20211217-0166825 Register's Office for Davidson County, Tennessee, dated December 14, 2021 and recorded on December 17, 2021.

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: 2525 Woodberry Drive, Nashville, TN 37214

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-20248-KS

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 15th day of February, 2023.

Victorious Trust dated June 2, 2021

By: Tabitha Barbe, Trustee
Tabitha Barbe, Trustee

By: James Barbe Trustee
James Barbe, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2023, before me personally appeared James Barbe and Tabitha Barbe, Trustees of Victorious Trust dated June 2, 2021, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of February, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 2-16-23

Kathy Smith
Affiant Signature

2-16-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Feb 16, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

