Karen Johnson Davidson County
Batch# 978681 DEEDWARR
03/09/2023 09:41:42 AM 2 pgs
Fees: $13.00 Taxes: $255.30
20230309-0016968

Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Mark T. Barnett and wife, Tracy Treece Barnett,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Equity Trust Company Custodian FBO Brian Mullins IRA,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 97-A, Plan of Zone Lot Division of Lots 80-101 and 103-107, Rachels Square, Section 2, as shown on plat of record in Plat Book 6250, Page 542, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Mark T. Barnett and wife, Tracy Treece Barnett by Quitclaim Deed dated November 14, 2002 of record in Instrument No. 20021115-0141595, Register's Office of Davidson County, Tennessee. See also Deed that is dated November 12, 1991 of record in Book 8486, Page 6, Register's Office of Davidson County, Tennessee.

Map & Parcel: 75-11-0-175

Property Address: 1026 Rachels Square Drive, Hermitage, TN 37076

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Davidson** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 7th day of March, **2023**.

Mark T. Barnett

Tracy Treece Barnett

STATE OF **TENNESSEE**
COUNTY OF **MAURY**

Personally appeared before me, the undersigned, **Mark T. Barnett and Tracy Treece Barnett,** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of March, **2023**.

My commission expires:
11/25/2026

Notary Public

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES JANUARY 25, 2026

STATE OF **TENNESSEE**
COUNTY OF **MAURY**

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **69,000.00**.

Affiant

WITNESS my hand, at office, this 7th day of March, **2023**.

My commission expires:
11/25/2026

Notary Public

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES JANUARY 25, 2026

NEW PROPERTY OWNERS:

Equity Trust Company Custodian
FBO Brian Mullins IRA
1811 Ivy Crest Dr.
Brentwood TN 37027

PERSON(S) RESPONSIBLE FOR TAXES:

Same