Karen Johnson Davidson County
Batch# 995159 DEEDWARR
04/21/2023 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,282.90
20230421-0029664

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-1285

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $617,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of April, 2023

Notary Public

Commission Expires: _____

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Heather Poiry and Jonathan Poiry 700 B Eastland Court Nashville, TN 37206	All Western Mortgage 8345 W. Sunset Rd STE 300 Las Vegas, NV 89113	083-12-0C-002.00

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,

Lionel Barber, a married man and Susannah B. Barber, an unmarried woman

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

Heather Poiry and Jonathan Poiry, wife and husband

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. B, on the plan of 700 Eastland Court, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20141002-0091186, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lionel Barber and Susannah B. Barber by Warranty deed from Landmark Homes of Tennessee, Inc of record in Instrument No. 20150511-0042787 Register's Office for Davidson County, Tennessee, dated May 08, 2015 and recorded on May 11, 2015.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantor's spouse, or the Grantor's dependent(s).

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: 700 B Eastland Court, Nashville, TN 37206

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 18 day of April, 2023.

Lionel Barber

Lionel Barber

Susannah B. Barber

Susannah B. Barber

STATE OF LA
COUNTY OF E Baton Rouge

On this 18 day of April, 2023, before me personally appeared Lionel Barber and Susannah B. Barber, 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 18 day of April, 2023.

Cassandra D Moore

Notary Signature
My commission expires: for life

Cassandra Moore ID No 27907 Notary Public Louisiana Commission is for Life

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/18/23 (date of document).

Affiant Signature

4/18/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of April, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

