WARRANTY DEED

Karen Johnson Davidson County
Batch# 997822 **DEEDWARR**
05/01/2023 09 30 03 AM 2 pgs
Fees $13 00 Taxes $751 10

20230501-0031763

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 10/12/2024
(AFFIX SEAL)

JODIE D PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert A. Barkley	Robert A. Barkley	095-04-0-101
(NAME)	(NAME)	
214 Ridgeway Drive	1025 C.P. Stewart Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Fayrene L Lloyd, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Robert A. Barkley, and wife and Kristy F. Barkley,** hereinafter called the GRANTEE(S), his/her/their 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 98 on the plan of Eva Mor Heights as of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more Particular description of the property.

Being the same property conveyed to John L Lloyd et ux Fayrene Lloyd by Warranty Deed from Flora Ann Elliott Stallings and husband Gerald Wayne Stallings, dated 07/11/1980, of record in Book 5623, Page 872, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John L. Lloyd and wife Fayrene L. Lloyd, Trustees U/A/D March 27, 1996 and any amendments thereto by Quitclaim Deed from John L. Lloyd and wife Fayrene L. Lloyd, individually, dated 03/27/1996, of record in Book 9995, Page 488, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John L. Lloyd and wife Fayrene L. Lloyd, individually by Quitclaim Deed from John L. Lloyd and wife Fayrene L Lloyd, Trustees U/A/D March 27, 1996 and any amendments thereto, dated 11/21/1996, of record in Book 10266, Page 611, Register's Office for Davidson County, Tennessee

The said John L. Lloyd having since died on 3/26/2023 leaving Fayrene L. Lloyd as sole surviving heir.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 214 Ridgeway Drive, Nashville, TN 37214
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28th day of April, 2023.

Fayrene L Lloyd by Wendy Lloyd Hudson her atty in fact

Fayrene L Lloyd by Wendy Lloyd Hudson her atty in fact

State of Tennessee
County of Wilson

On this 28th day of April, 2023, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Wendy Lloyd Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Fayrene L. Lloyd, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No : 20230412-0026825, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 28th day of April, 2023

Tracey Trumphour

Notary Public
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122