Prepared by
Record and Return To: Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2023

Notary

MY COMMISSION EXPIRES
(AFF

SABRINA SCHULHAUSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 1005032 DEEDWARR
05/18/2023 11 16 12 AM 2 pgs
Fees $13.00 Taxes $1,221 00

20230518-0037312

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 3712

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William Sandlin		064-12-0A-602-00
(NAME)	(NAME)	
602 Weatherbeaten Place	SAME AS OWNER	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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/we ***Lori Lee Brown, the Executrix for The Estate of Diane E. Barnett, and Lori Lee Brown, Teri L. Kovaleski and Wendy D. Barnett, heirs-at-law of Diane E. Barnett (also known as Diane Elizabeth Barnett) deceased***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***William Sandlin and Nancy Sandlin, husband and wife,*** 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 Unit No. 602 on the plan of Fox Run, Second Revision, Part of Section 2 and First Revision, Part of Section 1, of record in Plan Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Fox Run (Section Two), a horizontal property regime established by Master Deed of record in Book 5535, Page 713, corrected in Book 5895, Page 516, and Book 5936, Page 301, amended in Book 6370, Page 817, and Book 8510, Page 95, in said Register's Office

Being the same property conveyed to Diane E Barnett, an unmarried woman by Warranty Deed from Sherree Meyers, an unmarried woman, dated 09/09/2015, of record in Instrument 201509180095067, Register's Office for Davidson County, Tennessee The said Diane E Barnett (also known as Diane Elizabeth Barnett) died testate on 01/14/2023 devising subject property to Lori L DeForrest (now known as Lori Lee Brown), Teri L Borgialli (now known as Teri L. Kovaleski) and Wendy D Barnett, heirs and devises of Diane E Barnett, deceased, as evidenced in File No 23P342, Probate Court Clerk's Office for Davidson County, Tennessee

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 ☒ 602 Weatherbeaten Place, Hermitage, TN 37076
(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 16th day of May, 2023

The Estate of Diane E Barnett

By: _____
Lori Lee Brown, Executrix and Heir-at-Law

By: _____
Teri L. Kovaleski, Heir-at-Law

By: _____
Wendy D Barnett, Heir-at-Law

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori Lee Brown, the Executrix for the estate of Diane Elizabeth Barnett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained

Witness my hand and Official seal this 16th day of May, 2023

_____
Notary Public
My Commission Expires: 1.30.27

SHEILA MCCORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori Lee Brown, Teri L Kovaleski and Wendy D Barnett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained

Witness my hand and Official seal this 16th day of May, 2023

_____
Notary Public
My Commission Expires: 1.30.27

SHEILA MCCORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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