WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1005144 DEEDWARR
05/18/2023 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20230518-0037481

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File #23-PA-1808-PR

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deloris Barnes	**US Community Credit Union**	
(NAME)	(NAME)	
401 Old Pleasant Grove Road, 526	**P.O. Box 140570**	**095 05 0A 028.00**
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	**Nashville, TN 37214**	
(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 consideration, the receipt of which is hereby acknowledged, **LINDSAY STONE, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DELORIS BARNES, UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 28, Belle Acres - Section One - Revised, Lots 1 thru 7, 42 thru 44, 46 thru 51, (A Planned Residential Development), as recorded in Book 5200, Page 227, Register's Office for Davidson County, Tennessee reference to which is hereby made for a more complete description of said lot.

Being the same property conveyed to Lindsay N. Taylor, a single woman, by Warranty Deed from Sally Shaffer, an unmarried woman, of record in Instrument No. 20190401-0029240, in the Register's Office of Davidson County, Tennessee, dated March 28, 2019, and recorded on April 01, 2019.

The said Lindsay N. Taylor having since married is now known as Lindsay Stone. Said property has never been the primary marital residence of the said Lindsay Stone.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belle Acres - Section One - Revised, Lots 1 thru 7, 42 thru 44, 46 thru 51, (A Planned Residential Development), as recorded in Book 5200, Page 144.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belle Acres -- Section One, (A Planned Residential Development), as recorded in Book 5200, Page 144 with Surveyor's Certificate of Correction recorded in Book 5412, Page 771.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 5408, Page 360.

*Easement for Maintenance and Architectural Control, recorded in Book 5760, Page 825.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1808 Meadow Cliff, Nashville, TN 37210**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 17th day of May, 2023.

Lindsay Stone

Lindsay Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2023, before me personally appeared Lindsay Stone, 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 17th day of May, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the ~~8th~~ 17th day of May, 2023.

Affiant Signature
Date: 05/08/2023
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State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the ~~8th~~ 17th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2025

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON