| | |
|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br>**Harpeth Escrow, LLC**<br>**117 Saundersville Road, Ste. 201**<br>**Hendersonville, TN 37075** | **STATE OF Tennessee**<br>**COUNTY OF Davidson**<br><br>The actual consideration or value, whichever is greater, for this transfer is **$ 229,961.00**.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this **25th day of May, 2023**.<br><br>**Notary Public**<br>**My commission expires:** 9.21.2024 |

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **William Travis Poore**<br>**210 Oak Grove Drive**<br>**Nashville, TN 37217** | New Owner | **107050B21000CO**<br>Account No. |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Maureen P. Barton, unmarried**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **William Travis Poore,** unmarried man, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Land in Davidson County, Tennessee, being Unit No.210 on the Plan of Addition to Five Oaks, a Planned Unit Development of record in Plat Book 5200, Page 456, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Maureen P. Barton, unmarried by Warranty deed from Robert O. Herston, unmarried of record in Instrument No. 20020130-0013113 Register's Office for Davidson County, Tennessee, dated January 15, 2002 and recorded on January 30, 2002.**

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **210 Oak Grove Drive, Nashville, TN 37217**.

Karen Johnson Davidson County
Batch# 1008499 DEEDWARR
05/26/2023 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $850.86
20230526-0040089

HE-2023-053

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 do 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 in 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.

Witness my/our hand(s) this **25th day of May, 2023.**

Maureen P. Barton

**Maureen P. Barton**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

**On this 25th day of May, 2023, before me personally appeared Maureen P. Barton, 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 25th day of May, 2023.**

**Notary Signature**
**My commission expires:**

CHRISTINE HUTCHINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-28-2025

**HE-2023-053**

# True Copy Certification

I, Jennifer Harris, 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 5.25.23 (date of document).

Affiant Signature

5.25.23

Date

State of Tennessee Davidson

County of ~~Rutherford~~

Sworn to and subscribed before me this 25th day of May, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

