Karen Johnson Davidson County
Batch# 1017722 DEEDWARR
06/22/2023 11 12 13 AM 2 pgs
Fees $13 00 Taxes $1,801 90
20230622-0047408

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2023

Notary Public
MY COMMISSION EXPIRES
File No 23-19033

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Krista Ruth Mehari (NAME)	NEW OWNER (NAME)	81-22-S-4 CO
2207 D 24th Ave N (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Michael D. Barnes, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Krista Ruth Mehari, an unmarried woman,** 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

Certain unit located in Davidson County, Tennessee, being known and designated as Unit No 2207D established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2207 24th Avenue N, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20200929-0112163, amended in Instrument Number 20210330-0041665, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description

Being a portion of the same property conveyed to Michael D Barnes by Warranty Deed dated March 17, 2021 from Graycroft, Inc , a Tennessee Corporation, recorded March 22, 2021, in Instrument Number 20210322-0037148, in the Register's Office of Davidson County, Tennessee

This is not the marital residence of the Grantor

Subject to any and all plats, easements, restrictions, and other matters of record

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein

This is improved property, known as 2207 D 24th Ave N, Nashville, TN 37208

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 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 Whenever 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 16th day of June, 2023.

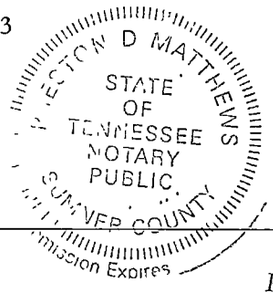
Michael D Barnes

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 16th day of June, 2023, before me personally appeared Michael D Barnes, 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 16th day of June, 2023

Notary Signature
My commission expires 6/7/28



PREPARED BY AND RETURN TO

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066