THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644984** Karen Johnson Davidson County Batch# 1022228 **DEEDWARR** 07/03/2023 11:00:44 AM 2 pgs Fees: $13.00 Taxes: $3,422.50 20230703-0050681	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $925,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2023. Notary Public My Commission Expires: VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Audrey Barnett Schumacher and Justin Schumacher 5425 Hill Road Circle Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160 08 0 082.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip C. Barnett, II and Kristie Marlin Barnett, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Audrey Barnett Schumacher and Justin Schumacher, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Brentview Meadows, Section One, of record in Plat Book 3842, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Phillip C. Barnett, II and wife, Kristie Marlin Barnett, as tenants by the entirety, by Warranty Deed from Vernon F. Wells Jr. and wife, Kay M. Wells, of record in Instrument No. 20010220-0015698, in the Register's Office of Davidson County, Tennessee, dated February 16, 2001 and recorded on February 20, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentview Meadows, Section One, as recorded in Plat Book 3842, Page(s) 5.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3914, Page 391 and Instrument No. 20170629-0065419.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7586, Page 345.

Title to that portion of the land lying below the ordinary low water mark of Sevenmile Creek.

Easement for the flow of the waters of Sevenmile Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Sevenmile Creek, free from diminution or pollution.

This is improved property located at 5425 Hill Road Circle Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2023.

Phillip C. Barnett, II

Kristie Marlin Barnett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip C. Barnett, II and Kristie Marlin Barnett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2023.

Notary Public
My Commission Expires: _____

