WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000 00

Juan Jorge Lopez Mena
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

LR-MB-23-156

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Juan Jorge Lopez Mena	**Synovus Bank its Successors And/Or Assigns as their interest may appear**	
(NAME) **4751 Bowfield Drive**	(NAME) **800 Shades Creek Parkway**	**074-08-0-233-00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Birmingham, AL 35209**	
(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, **RANDY BARNES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUAN JORGE LOPEZ MENA, A MARRIED MAN,** 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 situated in Davidson County, Tennessee

Lot 987, Map of Hermitage Hills, Section 10, as shown on plat of record in Plat Book 3600, Page 50, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land

Being the same property conveyed to Royal Carter Barnes, single by Warranty deed from Bettie P Stutts of record in Book 4804, page 494, Register's Office for Davidson County, Tennessee, dated April 08, 1974 and recorded on April 10, 1974.

Said Royal Carter Barnes became deceased on August 07, 2022, survived by Randy Barnes Affidavit of Heirship of record in Instrument Number 20230223-0012727, said register's office- Affiant is Jerry Wilson, and Instrument Number 20230223-0012728, said register's office- Affiant is Heidi Jo Miller

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 50, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3765, Page 134, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **156 Jacksonian Drive, Hermitage, Tennessee 37076-1823**

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

Karen Johnson Davidson County
Batch# 1023739 **DEEDWARR**
07/07/2023 02 42 13 PM 2 pgs
Fees $13 00 Taxes $1,221 00

20230707-0052166

Witness my/our hand(s) this the 30th DAY OF JUNE, 2023

Randy Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY BARNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of June, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212