Karen Johnson Davidson County
Batch# 1025870 DEEDWARR
07/13/2023 01:20:19 PM 2 pgs
Fees: $13.00 Taxes: $1,742.70
20230713-0053793

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $471,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th day of July, 2023.

(Affix Seal) Notary Public

My Commission Expires:

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

2023-06-1008

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 3N-C-23-4800

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jonathan Griffith and Susan Steffenhagen Griffith 4800 Shadescrest Drive Nashville, TN 37211	OWNER	Map/Parcel 147-02-0-104.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chase C. Barlar, married**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Griffith and Susan Steffenhagen Griffith, husband and wife**, hereinafter called the GRANTEES, their heirs 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 No. 19 on the Plan of Section One, Battery Crest, of record in Plat Book 2900, Page 91, 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 Chase C. Barlar, an unmarried man by Warranty Deed from Vivian H. Fults, unmarried of record in Instrument No. 20170811-0082587, Register's Office for Davidson County, Tennessee, dated August 04, 2017 and recorded on August 11, 2017.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4800 Shadescrest Drive, Nashville, TN 37211 .

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, 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.

MARY KATHLEEN BARLAR, wife of Chase C. Barlar, joins in the execution of this conveyance to convey all her right, title and interest she may have in the subject property by virtue of her marriage to Chase C. Barlar.

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.

Effective the 7th day of July, 2023:

Chase C. Barlar

Chase C. Barlar

Mary Kathleen Barlar

Mary Kathleen Barlar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of July, 2023, before me personally appeared Chase C. Barlar and Mary Kathleen Barlar, 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 7th day of July, 2023.

Notary Signature
My commission expires:

