Karen Johnson Davidson County
Batch# 1034704 DEEDWARR
08/04/2023 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230804-0060532

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4 day of August, 2023.

(Affix Seal) Notary Public

My Commission Expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

2023-07-1086

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Barlow Builders, LLC 3020 Stansberry Lane, Suite 100 Franklin, TN 37064	OWNER	Map/Parcel 131-08-0Z-004.00

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, **Amber Lane Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Barlow Builders, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its successors 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. 4 on the Plan of Monroe Subdivision of record in Plat at Instrument No. 20220815-0092442, 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 a portion of the same property conveyed to Amber Lane Development, LLC, a Tennessee limited liability company by Special Warranty Deed from Monroe Harding Inc., a Tennessee nonprofit corporation of record in Instrument No. 20200106-0001279, Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on January 06, 2020.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien not yet due or 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 unimproved property known as 1376 Duncanwood Court, Nashville, TN 37204 .

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it 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 itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 4 day of August, 2023:

Amber Lane Development, LLC, a Tennessee Limited Liability Company

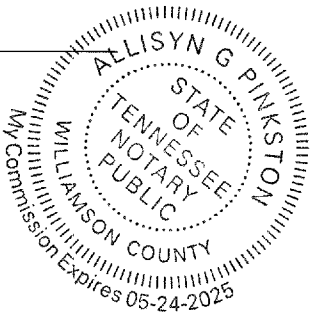
By: _____
Jordan Clark, Company Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Jordan Clark, Company Representative of Amber Lane Development, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Company Representative of Amber Lane Development, LLC, the within named bargainor, a Limited Liability Company, and that such Jordan Clark, Company Representative of Amber Lane Development, LLC as such Company Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Company Representative.

Witness my hand and seal, this 4 day of August, 2023.

_____
Notary Signature
My commission expires: _____



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 AUGUST 4, 2023.

Date

Affiant Signature

8/4/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of AUGUST, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

