Karen Johnson Davidson County
Batch# 1041490 DEEDWARR
08/23/2023 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $196.10
20230823-0065701

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEVIN S BARNES AND TONYA R BARNES, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMBER MARI DUNCAN GUNDOGDU**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO 5 ON THE PLAN OF THE REVISED DIVISION OF THE DUDLEY OAKLEY PROPERTY OF RECORD IN BOOK 5210, PAGE 272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

SAID LOT NO 5 FRONTS 200 FEET ON THE NORTHERLY MARGIN OF OLD HICKORY BOULEVARD AND EXTENDS BACK 446.19 FEET ON THE EASTERLY LINE AND 423.42 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 202.00 FEET.

THIS BEING THE SAME PROPERTY CONVEYED UNTO KEVIN S BARNES AND WIFE, TONYA R BARNES, BY QUITCLAIM DEED FROM RICHARD LAIN AND WIFE, LINDA LAIN, DATED FEBRUARY 2, 2008, OF RECORD IN INSTRUMENT NO 20110429-0032904, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND UNTO KEVIN S BARNES AND WIFE, TONYA BARNES, BY QUITCLAIM DEED FROM RICHARD R LAIN AND WIFE, LINDA S LAIN, DATED MAY 10, 2011, OF RECORD IN INSTRUMENT NO 20110817-0063334, SAID REGISTER'S OFFICE.

TONYA R BARNES IS ONE AND THE SAME PERSON AS TONYA BARNES.

This is unimproved property known as 6471 OLD HICKORY BLVD, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, 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.

Witness our hands this 21st day of August, 2023.

KEVIN S BARNES

TONYA R BARNES

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KEVIN S BARNES and TONYA R BARNES, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, Tennessee, on this the 21st day of August, 2023.

Notary Public
My Commission Expires: 5/13/2025

JAMIE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is **$53,000.00**.

Affiant

Subscribed and sworn to before me, this the 21st day of August, 2023.

NOTARY PUBLIC
My commission expires 5/13/2025

JAMIE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

~~Address~~ New Owner(s) as follows:
AMBER MARI DUNCAN GUNDOGDU
131 Hazelwood Dr. Apt G49
Hendersonville, TN 37075

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 030 00 0 169.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, 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 08/21/2022 (date of document).

Brittney Clark
Affiant Signature

08/22/2023
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 22nd day of August, 2023.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

DANA ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY