Prepared by: Robert Tosh
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1046641 DEEDWARR
09/06/2023 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20230906-0069887

39-B
File #23-1189

WARRANTY DEED

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, the undersigned **Kathrine Thomason Guthrie and Emilie Albritton Guthrie, a married couple**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason James Barlow and Vlada Barlow, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 25 on the Montrose Park Subdivision, recorded in Book 547, page 25, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at the northerly point on 9th Avenue South, of Lot No. 13, being the common corner of Lots 13 and 25, running along 9th Avenue South in a northerly direction 60 feet, thence easterly, parallel to the dividing line of Lots 13 and 25, 190 feet, more or less, to a point, which is the dividing line of Lots 25 and 24, thence southerly along the dividing line of lots 25, 24 and 14 to the northeasterly corner of Lot 13, and thence westerly along the dividing line of Lots 13 and 25, 201 feet, to the point of beginning.

Being the same property conveyed to Kathrine Thomason Guthrie and Emilie Albritton Guthrie by deed from Kathrine Thomason Guthrie fka Kathrine Alana Thomason, dated February 3, 2012, of record Inst. No. 20120207-0011039, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathrine Alana Thomason, an unmarried woman by deed from Kelvin Pennington, married, dated May 11, 2010, of record in Inst. No. 20100518-0038394, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2502 9th Avenue South, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 22 day of August, 2023.

Kathrine Thomason Guthrie

Emilie Albritton Guthrie

State of California
County of San Diego

On this 22 day of August, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kathrine Thomason Guthrie and Emilie Albritton Guthrie, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 6/21/27

LUAN NGUYEN
Notary Public - California
San Diego County
Commission # 2359741
My Comm. Expires May 31, 2025

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,100,000.00.**

Affiant

Sworn and subscribed before me on this the 24th day of August, 2023.

Notary Public

My Commission Expires: 6-18-25

JAMES R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NEW OWNER:
Jason James Barlow
2502 9th Avenue South
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT
CitiBank, N.A.
1000 Technology Drive
O'Fallon, MO 63368

TAX MAP-PARCEL #:
118-01-0-388.00

Certificate of Authenticity

I, Nick Harris, 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 22, 2023**.

Affiant Signature

8/22/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22nd** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026