Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845484

Karen Johnson Davidson County
Batch# 1051399 DEEDWARR
09/19/2023 10:06:02 AM 2 pgs
Fees: $13.00 Taxes: $6,245.60

20230919-0073382

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,688,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of September, 2023.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lyle Finley Revocable Trust 3811 Bedford Ave, Suite 102 Nashville, TN 37215	New Owner	Tax Parcel ID No. 117 13 0B 173.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet L. Barnette, Trustee of the Janet L. Barnette Revocable Trust, dated November 16, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lyle Finley, Michelle Finley and Chelsea Armistead, Co-Trustees of the Lyle Finley Revocable Trust u/a dated October 12, 1982, as amended and restated May 18, 2007, as further amended October 18, 2021.** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 810, Final Plat of Abbottsford, Phase 2, a Planned Unit Development, Revision 1, Plat of Correction, as shown on plat of record in Instrument No. 20020305-0027572, as corrected in Instrument No. 20020828-0104512 and Instrument No. 20070426-0049688, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Janet L. Barnette, as Trustee of the Janet L. Barnette Revocable Trust, RSTD. U/A Dtd. November 16, 2022, by Quitclaim Deed from Janet L. Barnette, of record in Instrument No. 20221123-0124141, in the Register's Office of Davidson County, Tennessee, dated November 16, 2022, and recorded on November 23, 2022. Also see Scrivener's Affidavit recorded in Instrument No. 20221212-0129032 and Quitclaim Deed being recorded immediately prior to this deed.

Being the same property conveyed to Janet L. Barnette, unmarried, by Warranty Deed from Timothy Johnson and Kimberly Johnson, husband and wife, of record in Instrument No. 20190422-0036827, in the Register's Office of Davidson County, Tennessee, dated April 18, 2019, and recorded on April 22, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Abbottsford, Phase 2, a Planned Unit Development, Revision 1, Plat of Correction, as recorded in Instrument No. 20020305-0027572, as corrected in Instrument No. 20020828-0104512 and Corrected in Instrument No. 20070426-0049688.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6537, Page 303 as amended in Book 8106, Page 1, Book 10458, Page 810, Instrument No. 20010330-0030930; and supplemented in Instrument No. 20010502-0045152; Further amended in Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20140408-0029142, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264, Instrument No. 20160523-0051265, Instrument No. 20160523-0051266, Further supplemental Declaration recorded in Instrument No. 200105140049648, Bylaws amended in Book 8627, Page 254, Book 9381, Page 876.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants and Reciprocal Easements recorded in Book 6478, Page 177, as amended in Book 6530, Page 242.

Stormwater Detention Agreement as set forth in instrument recorded in Book 6555, Page 328 and Instrument No. 20010425-0040838.

This is improved property located at 810 Foster Hill Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2023.

~~The~~ Janet L. Barnette Revocable Trust, dated November 16, 2022

Janet L. Barnette, Trustee

By: Janet L. Barnette, Trustee

STATE OF Florida
COUNTY OF Collier.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet L. Barnette, ~~with whom I am personally acquainted, and~~ who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Janet L. Barnette Revocable Trust, dated November 16, 2022., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. She produced USA passport as ID.

Witness my hand, at Office, this 14 day of September, 2023.

By means of [X] physical presence or [ ] online notarization

XIAXI NIKESCH
Notary Public - State of Florida
Commission # HH 391706
My Comm. Expires Jul 17, 2027
Bonded through National Notary Assn.

Notary Public Xiaxi Nikesch