Karen Johnson Davidson County
Batch# 1052391 DEEDWARR
09/21/2023 08:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230921-0074138

Send tax bills to:
DEBORA C. BARKSDALE
1009 STAINBACK AVENUE
NASHVILLE, TN 37207

Name and address of new owner:
DEBORA C. BARKSDALE
1009 STAINBACK AVENUE
NASHVILLE, TN 37207

This instrument prepared by:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
File No. 2023-08-294

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY
Map parcel number: 082 03 0 352.00

WARRANTY DEED

This Deed executed this 14th day of September 2023, for good consideration, I (We) **DEBORA C. BARKSDALE A/K/A DEBORAH K. BARKSDALE** whose mailing address is 1009 STAINBACK AVENUE, NASHVILLE, TN 37207, hereby bargain, deed, and convey to **DEBORA C. BARKSDALE, SINGLE** whose mailing address is 1009 STAINBACK AVENUE , NASHVILLE, TN 37207, the following described land in DAVIDSON County, to wit:

Being Lot No. 72 in Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee to which plan is hereby referenced for a more complete and accurate description thereof.

Being the same property conveyed to Deborah K. Barksdale from C.C. Barksdale, Jr. by Quitclaim Deed dated June 11, 1984 and recorded September 19, 1984 among the Land Records of Davidson County, State of Tennessee in Book 6385, Page 362 Instrument No. 150712.

APN: 082 03 0 352.00
Property Address: 1009 STAINBACK AVENUE, NASHVILLE, TN 37207
This instrument was prepared without the benefit of a title examination.

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 14th day of September, 2023.

Deborah C Barksdale AKA Deborah K Barksdale
DEBORA C. BARKSDALE A/K/A DEBORAH K. BARKSDALE

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

On this 14th day of September 2023, before me personally appeared **DEBORA C. BARKSDALE A/K/A DEBORAH K. BARKSDALE** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Catrena Thompson
Notary Public
My Commission Expires: 3/9/2027

CATRENA THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $0.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Deborah C Bartschke
Signature of Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 14th day of September, 2023.

Catrena Thompson
Notary Public
My Commission Expires: 3/9/2027

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Tennessee Certification of Electronic Document

I, Melinda Alban, 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 09/14/2023 (date of document).

Melinda Alban
Affiant Signature

09/14/2023
Date

State of Maryland

County of Montgomery

Sworn to and subscribed before me this 14 day of Sept, 2023.

Victoria Lee Robinson
Notary's Signature

MY COMMISSION EXPIRES: 1-14-2024

NOTARY'S SEAL

VICTORIA LEE ROBINSON
Notary Public
Prince George's County, Maryland
My Commission Expires 1/14/2024