Karen Johnson Davidson County
Batch# 1054073 DEEDWARR
09/26/2023 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $4,033.00
20230926-0075534

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63283
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brian Barnes Julia Barnes 8216 West Chase Court Nashville, TN 37221	new owner

TAX MAP PARCEL NUMBERS: 15609004700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,090,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Venable Lane Lewis, IV and Laura Hovious Littleton, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Barnes and Julia Barnes, 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 Lot No. 30 on the Plan of Chase Creek Revision Three of record in Instrument No. 20050725-0086191, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Venable Lane Lewis, IV and Laura Hovious Littleton, both unmarried persons by Warranty Deed from Gary David Wood, unmarried, dated March 3, 2014 and recorded on March 6, 2014 of record in Instrument No. 20140306-0018786, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20050725-0086191, said Register's Office, which Plan shows a minimum building setback line and easements to which Plan reference is hereby made for a more complete description. Easement to Bell South Telecommunications of record in Book 10767, page 5, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 7241, page 616, Book 10659, page 914, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 8216 W Chase Court, Nashville, TN 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 26th day of September, 2023.

Venable Lane Lewis, IV

Laura Hovious Littleton

State of Tennessee

County of Davidson

On this 26th day of September 2023, before me the undersigned authority, personally appeared Venable Lane Lewis, IV and Laura Hovious Littleton, 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.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires:

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,090,000.00.

Affiant

Sworn and subscribed before me this 26th day of September, 2023.

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024

Notary

My Commission Expires: 3.17.2024

Certificate of Authenticity

I, Scott Hubbard, 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

9/26/23.

Date

Affiant Signature

September 26, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 26th day of September, 2023

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON