Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 1054472 DEEDWARR
09/27/2023 10.56 05 AM 2 pgs
Fees $13 00 Taxes: $1,572.50

20230927-0075774

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

2023-343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Wanda Hiett
Affiant

Subscribed and sworn to before me this 25th day of September, 2023.

Janice H. Collins
Notary Public
My Commission Expires: 5-5-25

Address of New Owner:	Send Tax Bills to:	Tax Information:
William Cy Barkley, III		
2324 Shadow Lane		073-05-0-128.00
Nashville, TN, 37216		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ashley Bard, a married woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

William Cy Barkley III, `single man`

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Riverwood Heights Subdivision of record in Plat Book 1835, Page 42, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 75 feet on the Southerly side of Shadow Lane and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Ashley Bard, unmarried by Warranty Deed from John W. Murphree, Jr. and Peggy J. Miller, husband and wife of record in Instrument No. 20190108-0001851 Register's Office for Davidson County, Tennessee, dated January 03, 2019 and recorded on January 08, 2019.

Denton Baxter Hunker, spouse of Ashley Bard, joins in the execution of this instrument for the for the purpose of conveying his marital interest, is any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2324 Shadow Lane, Nashville, TN 37216.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land n

fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 25th day of September, 2023.

Ashley Bard

Denton Baxter Hunker

STATE OF MASSACHUSETTS
COUNTY OF BRISTOL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Bard and Denton Baxter Hunker, 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.

Witness my hand and official seal at New Bedford, Massachusetts, this 25th day of September, 2023.

Notary Public
My Commission Expires: March 20, 2026

