RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LR-CASH-23-1013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES 4/27/2025
(AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Joe Bars and Sally Bars	Same as new	
(NAME)	(NAME)	**044-15-0-253 00**
4117 Hillsboro Pike, Ste 103-265	owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATE TURNER SWAN, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOE BARS AND SALLY BARS, HUSBAND AND WIFE AND LAUREN BARS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 84 on the Plan of Section "D", Village of Old Hickory of record in Plat Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Kate Swan by Warranty deed from Roland S Younger (by Tracy A Younger, Attorney in Fact, by virtue of Power of Attorney recorded in Instrument No 20180921-0093693, Register's Office for Davidson County, Tennessee) and wife, Tracy A Younger of record in Instrument No 20180921-0093694 in the said Register's Office, dated September 11, 2018 and recorded on September 21, 2018 (Value of consideration shown in aforementioned deed $204,863 00)

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 65, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1013 Berry Street, Old Hickory, Tennessee 37138**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in 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 GRANTEE(S), 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

Karen Johnson Davidson County
Batch# 1061099 **DEEDWARR**
10/17/2023 09:32 31 AM 2 pgs
Fees $13 00 Taxes $851 00

20231017-0081302

Witness my/our hand(s) this the 16th DAY OF OCTOBER, 2023.

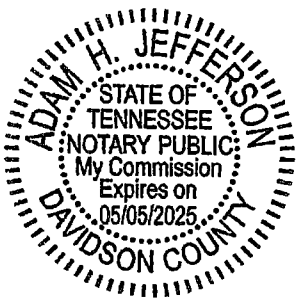
Kate Turner Swan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE TURNER SWAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



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