Karen Johnson Davidson County
Batch# 1061579 DEEDWARR
10/17/2023 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $7,862.50
20231017-0081523

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945746**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,125,000.00 Affiant Subscribed and sworn to before me, this 16th day of October, 2023. Notary Public My Commission Expires: _____

SABRINA SCHULHAUSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Cair Pravel Trust 201 Middleton Ct Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 157 08 0A 051.00

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, **Richard Thomas Barksdale, Jr. and Susan Langford Barksdale** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cair Pravel Trust, dated March 23, 2022** ("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, Lot 51 of 2nd Revision, Middleton, A Residential Planned Unit Development, recorded on March 29, 1987, of record in Plat Book 6900, Page 257, and as revised by 3rd Revision, Middleton, A Residential Planned Unit Development, of record in Plat Book 6900, Page 900, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Thomas Barksdale and wife, Nancy Morris Barksdale, by Warranty Deed from David Obolensky and wife, Mary Catherine Obolensky, of record in Book 11107, Page 568, in the Register's Office of Davidson County, Tennessee, dated September 09, 1998 and recorded on September 10, 1998. The said Richard Thomas Barksdale died on July 31, 2017, then Nancy Morris Barksdale died January 24, 2023 (testate), devising subject property to Richard Thomas Barksdale, Jr. and Susan Langford Barksdale. See Probate Case No. 23P-399, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

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 2nd Revision, Middleton, A Residential Planned Unit Development, as recorded in Plat Book 6900, Page(s) 257 and as revised by 3rd Revision, Middleton, A Residential Planned Unit Development, of record in Plat Book 6900, Page 900.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6522, Page 212, as amended in Book 7119, Page 345; Book 9816, Page 844 and Book 10714, Page 744.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6505, Page 881.

This is improved property located at 201 Middleton Ct 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 16th day of October, 2023.

Richard Thomas Barksdale, Jr, Individually and as Co-Executor

Susan Langford Barksdale, Individually and as Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Thomas Barksdale, Jr, and Susan Langford Barksdale, Individually and as Co-Executors of The Estate of Nancy Morris Barksdale with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2023.

Notary Public

My Commission Expires: _____



I, J. Trent Lehman, 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 10/16/23 (date of document).

Affiant Signature

10/17/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY