Karen Johnson Davidson County
Batch# 1084578 DEEDWARR
12/21/2023 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20231221-0098414

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** The actual consideration or value, whichever is greater, for this transfer is $865,000.00. Affiant Subscribed and sworn to before me, this 18th day of December, 2023. Notary Public My commission expires: 11-2-24

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
LHI-LTC, LLC
9175 Carothers Pkwy, Suite 110, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Shaeden E. Madi and Demetruis R. Moore	**New Owners**	022 00 0 041.00
3251 Union Hill Rd		
Joelton, TN 37080		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Rickey L. Barnes and wife, Jenny L. Barnes

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Shaeden E. Madi and Demetrius R. Moore, as tenants with rights of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the Goodlettsville Pike formerly Loggins Spring Road, being O. R. Halls Northeast corner in W. W. Barrows South line; thence, South 86 degrees East crossing a small branch at 60 poles, crossing another small one at 94 poles in all 108.3 poles to a stake in the West line of the Weaver land, with red oak and crooked white oak pointers; thence South 3 degrees West passing a large white oak about 20 feet South of a small branch at 20.5 poles to a stake; thence North 86 ¾ degrees West 100.4 poles to said Halls East boundary line in the center of said pike; thence with the center of said Pike North 7 ½ degrees West 20.8 poles to the beginning.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is that property conveyed to the State of Tennessee for the use and benefit of the Department of Highways by deed of record in Book 4509, Page 384, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rickey L. Barnes and wife, Jenny L. Barnes, by Warranty Deed from Wortham L. Barnes and wife, Shirley M. Barnes, of record in Book 11240, Page 367, in the Register's Office of Davidson County, Tennessee, dated November 30, 1998 and recorded on December 07, 1998.

This is improved property known as **3251 Union Hill Rd, Joelton, TN 37080.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of December, 2023.

Rickey L. Barnes

Jenny L. Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rickey L. Barnes and Jenny L. Barnes, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of December, 2023.

Notary Public

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 12/20/2023 (date of document).

Affiant Signature

12/20/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

