WARRANTY DEED

Karen Johnson Davidson County
Batch# 1091008 DEEDWARR
01/12/2024 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $971.25
20240112-0002728

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/8/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JCL Trust	**Same**	120 14 0 001.00
(NAME)	(NAME)	
1234 Currey Road	**Same**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Geneva Doris Barnhill, heir at law of The Estate of Tammy C. Barnhill,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **JCL Trust,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 203, on the Plan of Airport Estate Annex of record in Book 1130, Page 88, Register's Office, Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 203 fronts 100 feet along the northerly margin of Currey Road and extends back 497.1 feet along the westerly line and extends back 499.3 feet on the easterly line to a dead line in the rear measuring 100 feet thereon.
Being the same property conveyed to Tammy C. Barnhill, an unmarried person by Warranty Deed from Woodard H. Frost, a single person, dated 05/21/2008, of record in Instrument No. 20080530-0054973, Register's Office for Davidson County, Tennessee.

The said Tammy C. Barnhill died intestate on 07/26/2023, leaving the said Geneva Doris Barnhill as his/her sole heirs at law as evidenced in Affidavit of Heirship recorded in Instrument No. 20230817-0064126, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 1234 Currey Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 8th day of January, 2024.

THE ESTATE OF TAMMY C. BARNHILL

Geneva Doris Barnhill

Geneva Doris Barnhill, heir at law

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Geneva Doris Barnhill, heir at law of The Estate of Tammy C. Barnhill,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the **heir at law of The Estate of Tammy C. Barnhill**, the within named bargainor, and that he/she as such executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of January, 2024.

Tracey Trumphour

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 8, 2024.

J. Carlton Drumwright

January 8, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 8, 2024_.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY