Karen Johnson Davidson County
Batch# 1095577 DEEDWARR
01/29/2024 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,882.30
20240129-0006139

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$780,000.00~~ $779,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/22/26
(AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael K. Major and Renee M. Major	NEW OWNER	160110A031.00CO
(NAME)	(NAME)	
5605 Hearthstone Drive	5606 Wolf Pen Trace	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Prospect, KY 40059	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Glenda M. Barrett, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael K. Major and Renee M. Major, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, on the plan of PHASES II, III & IV, HEMMINGWOOD, of record in Plat Book 6900, Pages 6-8, Register's Office for Davidson County, to which reference is hereby made for a more accurate description.

Being the same property conveyed to Glenda M. Barrett, married, by Warranty Deed dated 10/15/2002 from John R. Chapman and wife, Brenda J. Chapman, of record in Instrument No. 20021108-0137958, Register's Office for Davidson County, Tennessee. Floyd Duke Barrett, husband of Glenda M. Barrett, died on July 5, 2018. Glenda M. Barrett is also known as Glenda Maynard Barrett.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 5605 Hearthstone Drive, Brentwood, TN 37027
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Effective the 24 day of January, 2024.

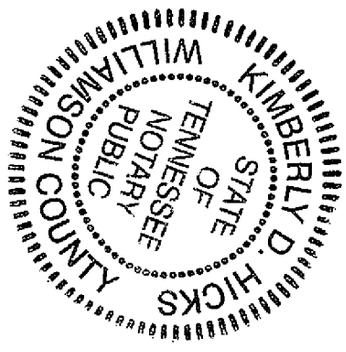
Glenda M. Barrett by Mark Alan Barrett, Attorney in Fact

State of Tennessee
County of Williamson

On this 24 day of January, 2024 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mark Alan Barrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Glenda M. Barrett, AKA Glenda Maynard Barrett, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of a record in Instrument # 20240122-0003265, in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 24 day of January, 2024.

Notary Public:
My Commission Expires: 1-21-26



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 1/24/24 (date of document).

Affiant Signature

1/26/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

