RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21991-DJ

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of FEBRUARY, 2024.

Notary Public

My commission expires: 5-7-2024

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1097201 DEEDWARR
02/02/2024 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240202-0007379

INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Boulevard, Suite 102
Fairview, TN 37062

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

WARRANTY DEED

Address of New Owner(s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
KRISTIN ANDERSON AND TRAVIS ANDERSON	NEW OWNER	085-07-0-104.00
3109 Stafford Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANNA KAITLAN ISOM AND JUSTIN W. BARNES, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KRISTIN ANDERSON AND TRAVIS ANDERSON, WIFE AND HUSBAND

HEREINAFTER CALLED THEIR GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 144, as shown on the map entitled Section Four, Stanford Country Club Estates, of record in Book 2900, pages 83 and 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANNA KAITLAN ISOM AND JUSTIN W. BARNES, WIFE AND HUSBAND, by deed from EDWARD S. SINOR, UNMARRIED, of record as Instrument No. 20181005-0099053, dated October 5, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 3109 Stafford Drive, Nashville, TN 37214.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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.

Witness my/our hand(s) this 1st day of February, 2024.

ANNA KAITLAN ISOM

JUSTIN W. BARNES

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, **ANNA KAITLAN ISOM AND JUSTIN W. BARNES** with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, TN , this 1st day of February, 2024.

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3-24-2027

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/1/24 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/1/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of February, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

