Karen Johnson Davidson County
Batch# 1102369 DEEDWARR
02/20/2024 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20240220-0011353

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

HALEY MILLER TENNESSEE NOTARY PUBLIC My Comm Exp. May 3, 2027 COUNTY OF DAVIDSON

File #24-TC-2816-TWG

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Larkin and Adrienne Larkin	NEW OWNER	
(NAME)	(NAME)	
2816 Hartford Drive		**119-10-0-179.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37210		
(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 consideration, the receipt of which is hereby acknowledged, **TRAVIS L. BAYLESS AND ALEXANDRA MCLAINE BAYLESS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN LARKIN AND ADRIENNE LARKIN, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the Plan of Hidden Acres Subdivision of record in Plat Book 1130, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 75 feet on the Easterly side of Hartford Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Travis L. Bayless, a single man by Warranty Deed from Zachary Andrew Jameson, married of record in Instrument No. 20190612-0056239 Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on June 12, 2019.

Alexandra Mclaine Bayless, spouse of Travis L. Bayless, joins in the execution of this instrument for the purpose of waiving any right, claim or interest of every kind, character and description Alexandra Mclaine Bayless might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided by a spouse of the laws of the State of Tennessee.

This conveyance is subject to:
*Taxes for the year 2024, a lien not yet due and payable.
*Subject to all matters shown on the Plan of record in Plat Book 1130, Page 89, said Register's Office.
*Restrictions of record in Book 1394, Page 219, Book 1428, Page 565 and Book 1432, Page 528, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2816 Hartford Drive, Nashville, TN 37210**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 14th MRB TLB 15th day of February, 2024.

Travis L. Bayless

Alexandra Mclaine Bayless

STATE OF ALABAMA

COUNTY OF MADISON

Before me personally appeared Travis L. Bayless, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of February, 2024.

Notary Signature

My commission expires: My Commission Expires August 17, 2024

JODY LYNN POPE
Notary Public
Alabama State at Large

STATE OF ALABAMA

COUNTY OF MADISON

Before me personally appeared Alexandra Mclaine Bayless, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of February, 2024.

Notary Signature

My commission expires: My Commission Expires August 17, 2024

JODY LYNN POPE
Notary Public
Alabama State at Large

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 February 14, 2024.

Affiant Signature

2/14/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 14 day of February, 20 24.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY