Karen Johnson Davidson County
Batch# 1103922 DEEDWARR
02/23/2024 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20240223-0012413

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$595,000.00**

Subscribed and sworn to before me this 31st day of January, 2024.

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public **Affiant**

My Commission Expires: 03/07/2026

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Bruce Barbour & Jo Ann Barbour & Micah Watson **4052 Brandywine Pointe Blvd.** **Old Hickory, TN 37138**	Same as New Owner	**064-03-0A-007.00 CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Barbara A. Tune, and husband, Johnny R. Tune**, the Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto the said **Bruce Barbour and Jo Ann Barbour, husband and wife, as to a one-half undivided interest and Micah Watson, a married man, as to a one-half undivded interest**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 77 as shown on the map entitled Phase One Section 1 Revision plat of Brandywine Pointe, of record in Plat Book 7900, pages 170-172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHNNY R. TUNE AND WIFE, BARBARA A. TUNE, by deed from DON H. SHATES AND WIFE, CYCLISTER B. SHATES, of record in Book 10663, page 562, dated October 27, 1997, said Register's Office.

Further being the same property conveyed to BARBARA A. TUNE, by quitclaim deed from JOHNNY R. TUNE, of record in Instrument No. 20120711-0060866, dated July 10, 2012, said Register's Office.

The said Johnny R. Tune and Barbara A. Tune are married to one another and Johnny R. Tune hereby joins in this conveyance to convey any and all marital rights and interest he may have in the property.

This is improved property known as: 4052 Brandywine Pointe Boulevard, Old Hickory, TN 37138

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 31st of January, 2024.

Barbara A. Tune

Barbara A. Tune

Johnny R. Tune

Johnny R. Tune

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Mary Birthright,** a Notary Public in and for said County and State, **Barbara A. Tune and Johnny R. Tune,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 31st day of January, 2024.

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Mary Birthright

NOTARY PUBLIC

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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|31|24.

D. Shayne Adair

2|6|24
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 6 day of Feb., 2024.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026