Karen Johnson Davidson County
Batch# 1109355 DEEDWARR
03/08/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20240308-0016445

	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $549,900.00. Affiant Subscribed and sworn to before me, this 8th day of March, 2024. Notary Public My commission expires: 9/14/25
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company, LLC
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Shelley Ebenal and Ryan Ebenal	**New Owners**	**126-16-0A-064.00-CO**
6665 Valleypark Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Barnett Group Properties, LLC-ValleyPark, a Texas Series limited liability company

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Ryan Ebenal, a single man, and Shelley Ebenal, a married woman

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Final Plat of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Barnett and Lindsay Barnett, husband and wife by Warranty Deed from Stuart Duane Ericson, a married person of record in Instrument No. 20110711-0052722 Register's Office for Davidson County, Tennessee, dated June 28, 2011 and recorded on July 11, 2011.

Being the same property conveyed to Barnett Group Properties, LLC- Valley Park, a Texas Series Limited liability company by Quitclaim Deed from Michael Barnett and Lindsay Barnett, husband and wife of record in Instrument No. 20200616-0061870 Register's Office for Davidson County, Tennessee, dated May 20, 2020 and recorded on June 16, 2020.

This is **improved** property known as **6665 Valleypark Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and assigns, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of March 2024.

Barnett Group Properties, LLC-ValleyPark, a Texas Series limited liability company

Lindsay Barnett

Michael Barnett

STATE OF TEXAS
COUNTY OF Bandera

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lindsay and Michael Barnett, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Barnett Group Properties, LLC-ValleyPark, a Texas Series, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Members.

Witness my hand and official seal this 7th day of March, 2024.

Nicole Simmons
Notary Public
My Commission Expires: 11.16.2026

NOTARY PUBLIC STATE OF TEXAS
NICOLE SIMMONS
Notary ID #131799044
My Commission Expires
November 16, 2026

Lenders Title Company File No. 24-001810-525

SP 11/2015

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 3/7/24 (date of document).

Michelle W. Kendig
Affiant Signature

3/8/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of March, 2024

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

