Karen Johnson Davidson County
Batch# 1112295 DEEDWARR
03/18/2024 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240318-0018584

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $440,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 13th day of March, 2024.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Base Camp Holdings, LLC	SAME AS NEW OWNER	118-08-0-233.00
(NAME)	(NAME)	
2515 Cruzen Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

Warranty Deed

For and in Consideration of the sum of $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 **William Claude Thompson, Executor of The Estate of Lottie Barnes,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Base Camp Holdings, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 180, as shown on the map entitled Plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 180 fronts 50 feet on the westerly side of Cruzen treet and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to CLAUDINE BURTON BARNES AND DOUGLAS LEON BARNES, HUSBAND AND WIFE, by deed from BARBARA KIMBRO, of record in Book 3857, page 79, dated February 4, 1965, said Register's Office.

DOUGLAS LEON BARNES died on or about April 1, 1973, leaving CLAUDINE BURTON BARNES as the surviving tenant by the entirety.

CLAUDINE BURTON BARNES is one and the same person as LOTTIE BARNES.

CLAUDINE BURTON BARNES, aka LOTTIE BARNS, died testate on or about June 15, 2023. Pursuant to the terms of her will of record in Docket No. 23P1636, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

This property is __unimproved _X_improved property known as: 2521 Cruzen Street, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 13th day of March, 2024.

The Estate of Lottie Barnes

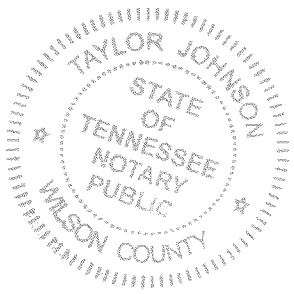
BY: Wilton Claude Thompson EXECUTOR
Wilton Claude Thompson, Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilton Claude Thompson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Executor of The Estate of Lottie Barnes, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of March, 2024.

Taylor Johnson
Notary Public
My Commission Expires: 3/19/2025



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/13/24.

Date

Celia Stewart-Rouse

Affiant Signature

3/13/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 13th day of March, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

