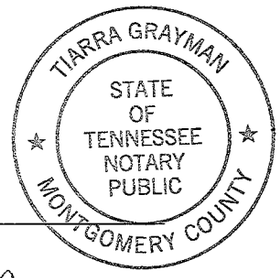
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22286-DJ



STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $603,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of March, 2024.

Notary Public
My Commission Expires: 10/16/24

Karen Johnson Davidson County
Batch# 1114457 DEEDWARR
03/25/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,231.10
20240325-0020321

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristal Matlock 718 29th Ave Nashville TN 37209	New Owner	092-06-0-354

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Elizabeth Naylor and J'Briel Barney, aka J-Briel Barney, both unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kristal Matlock, unmarried,** hereinafter called the Grantee, her heirs and assigns, a 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. 33 on the Plan of L.C. Thuss' Subdivision of a part of the Barrow Lands of record in Book 547, Page 102, 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. 33 fronts 40 feet on the easterly side of 29" Avenue North and runs back between parallel lines, 150 feet to an alley.

Being all of the property conveyed to Elizabeth Naylor and J-Briel Barney, both unmarried as joint tenants with rights of survivorship, by deed from Housing Investment, Inc., a Tennessee corporation, dated September 3, 2021 and recorded on September 9, 2021 as Instrument No. 20210909-0120878, Register's Office for Davidson County, Tennessee. J-Briel Barney and J'Briel Barney are one and the same person.

This is improved property located at: **718 29th Avenue North, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of March, 2024.

GRANTOR:

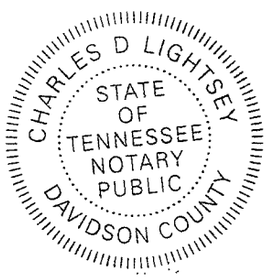
Elizabeth Naylor

J'Briel Barney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Naylor and J'Briel Barney, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of March, 2024.



Notary Public
My Commission expires: March 3, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 3/19/24.

Affiant Signature

3/22/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/22/24.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON