39B

WARRANTY DEED

Karen Johnson
Batch # 1119057
04/04/2024 01:03:34 PM
Fees: $13.00 Taxes: $6,567.50

Davidson County
DEEDWARR
2 pgs

20240404-0023968

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,775,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2024.

Notary Public

My commission expires: 3/[illegible]/2026

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Barton William Simmons **Hayley Frank Simmons**	**NEW OWNER**	**Map 117-13-0 Parcel 012.00**
4115 Skyline Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeremiah Barnhart, an unmarried man, and Holly Barnhart, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barton William Simmons and Hayley Frank Simmons, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 28, as shown on the map entitled Vailwood Heights, of record in Plat Book 1835, Page 32, 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 all of the same property conveyed to Jeremiah Barnhart and Holly Barnhart, husband and wife, by Warranty Deed dated March 23, 2018, from Elizabeth Devine Wiseman, of record in Instrument No. 20180326-0028127, said Register's Office for Davidson County, Tennessee. The said Jeremiah Barnhart, also known as Jeremiah Scott Barnhart, and the said Holly Barnhart, also known as Holly Ruffin Barnhart, having since divorced by Final Decree of record in Docket No. 22D-1600, in the Fourth Circuit Court for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1)The Plan of record in Plat Book 1835, Page 32, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Restrictive Covenants contained in instrument of record in Book 1318, Page 332, Register's Office for Davidson County, Tennessee; 3) Easement for Water Mains of record in Book 1037, Page 572, said Register's Office; 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **4115 Skyline Drive, Nashville, TN 37215**

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 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. 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 28 day of **March, 2024.**

Jeremiah Barnhart

Holly Barnhart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeremiah Barnhart,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of **March, 2024.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Holly Barnhart,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of **March, 2024.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY