Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-24-1177

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of April, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1121823 DEEDWARR
04/11/2024 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,274.65
20240411-0025963

Address of New Owner	Send Tax Bills To:	Map & Parcel
Molly Cameron 1545 Lincoya Bay Dr Nashville, TN 37214	New Owner	109-05-0D-017.00-CO

WARRANTY DEED

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

Michael Jeffrey Barkett and Stephanie Cedas-Barkett, Co-Trustees of the Barkett Family Trust, dated April 15, 2018

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Molly Cameron, a single woman

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 Unit No. 1545 on the plan of The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements of record in Instrument No. 20040628-0076712, and Supplementary Declaration of record in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373 and Attorney's Certificate recorded in Instrument No. 20180420-0037271, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in common elements as set forth in said Declaration.

Being the same property conveyed to Michael Barkett and Stephanie Barkett, husband and wife by Warranty Deed from Sheila R. Horton, unmarried of record in Instrument No. 20211207-0162206

Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 07, 2021.

Being the same property conveyed to Michael Jeffrey Barkett and Stephanie Cedas-Barkett, Co-Trustees of the Barkett Family Trust, dated April 15, 2018 by Quitclaim Deed from Michael Barkett and Stephanie Barkett, husband and wife of record in Instrument No. 20211222-0169288 Register's Office for Davidson County, Tennessee, dated November 26, 2021 and recorded on December 22, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 1545 Lincoya Bay Dr, Nashville, TN 37214

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 so 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. 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.

Dated this the 9th day of April, 2024.

Barkett Family Trust dated April 15, 2018

Michael Jeffrey Barkett, Trustee

Stephanie Cedas-Barkett, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 9th day of April, 2024, before me personally appeared Michael Jeffrey Barkett and Stephanie Cedas-Barkett, Trustees of Barkett Family Trust dated April 15, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of April, 2024.

Notary Signature
My commission expires: 9/27/2026

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires

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 4/9/24.

Affiant Signature – Joshua A. Terry

4/11/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/11/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27