Karen Johnson Davidson County
Batch# 1123903 DEEDWARR
04/17/2024 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20240417-0027452

S PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$260,000.00.** **Affiant** Subscribed and sworn to before me, this **12th day of April, 2024.** **Notary Public** **My commission expires:** 4-23-25

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lakreasha E. Scharcklet **110 Champney Court** **Goodlettsville, TN 37072**	First Trust Home Loans 906 S. Rock St. Sheridan AR 72150	**026-07-0-008** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Judy J. Barnard**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Lakreasha E. Scharcklet, a single woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee being Lot No. 53, on the plan of Resubdivision of Windsor Green, Lots 49 through 72, Phase I, Section II, as shown on plat of record in Plat Book 6200, Page 349, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID Lot No. 53 fronts 25.50 feet on the westerly margin of Champney Court and extends back between parallel lines which measure 97.50 feet to a dead line in the rear measuring 25.50 feet thereon.

Being the same property conveyed to Judy J Barnard by Warranty deed from Rachel Drayton and Gloria K Drayton and Donald F Drayton, husband and wife of record in Instrument No. 20061002-0121217 Register's Office for Davidson County, Tennessee, dated 8/31/2006 and recorded on 10/2/2006. (Value of consideration shown in aforementioned deed $94,500.00.) Being also known as 110 Champney Court Goodlettsville, Tennessee 37072.

HE-2024-133

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **110 Champney Court, Goodlettsville, TN 37072**.

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 in 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 **12th day of April, 2024.**

Judy J. Barnard by Michael Corey Barnard

Judy J. Barnard by Michael Corey Barnard, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for the State and County aforesaid, personally appeared Michael Corey Barnard, to me known to be the person who executed the foregoing instrument in behalf of Judy J. Barnard as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Judy J. Barnard.

Witness my hand, at office, this 12th day of April, 2024.

Brenda Norton

Notary Signature

BRENDA NORTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/19/2026
SUMNER COUNTY

My Commission Expires:_____

HE-2024-133

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4-12-24 (date of document).

Affiant Signature

4-17-24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY