WARRANTY DEED

Karen Johnson Davidson County
Batch # 1131655 DEEDWARR
05/06/2024 03:54:32 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20240506-0033248

T. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Timothy M. Barron
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires Nov. 6, 2024

THIS INSTRUMENT WAS PREPARED BY:

Deena Stivers, P.O. Box 864, Bowling Green, KY 42102

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Timothy Mark Barron 1480 Needmore Road Old Hickory, TN 37138	NEW OWNER	061 10 0 088.00

WITNESSETH: That for and in consideration of the LOVE AND AFFECTION the GRANTOR has for the GRANTEE, her grandson, the receipt of which is hereby acknowledged, I, Dorothy D. Reavis, an unmarried woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Timothy Mark Barron, hereinafter called the GRANTEE, his 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 the northerly 32 feet of Lot No. 111 and the southerly 35 feet of Lot No. 112 on the Plan of Maplewood Heights, as of record in Book 547, Pages 77 and 78, Register's Office for said County.

Said parts of Lots 111 and 112 front together 67 feet on the easterly side of Edwards Avenue and extend back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Mary Lou Massey from Helen D. Greek by deed dated July 24, 1967 and of record in Book 4155, Page 844, said Register's Office. Mary Lou Massey died intestate on December 21, 2022, a resident of Davidson County, Tennessee; at which time Dorothy D. Reavis became the fee simple owner of the property by virtue of the Affidavit of Heirship filed of record on May 6, 2024 in Record Book * , Page , Register's Office for Davidson County, Tennessee. * 20240506-0033247

This conveyance is made subject to restrictions of record in Book 2862, Page 396, and easements, setback lines, etc. as shown on the plan of record in Book 547, pages 77 and 78, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his assigns forever; and we do covenant with the said GRANTEE 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 he title to the said land to the said GRANTEE, his 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.

Effective the 6th day of May, 2024.

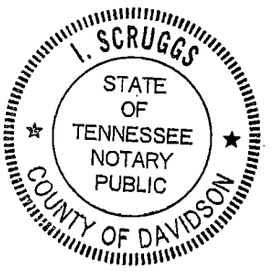
Dorothy D. Reavis

DOROTHY D. REAVIS

STATE OF TENNESSEE)
)SS
COUNTY OF DAVIDSON)

Subscribed, sworn to and acknowledged before me on this 6th day of May 2024, by Dorothy D. Reavis.

Witness my hand and official seal this 6th day of May, 2024.



NOTARY PUBLIC
My commission expires: My Commission Expires Nov. 6, 2024