WARRANTY DEED

Karen Johnson Davidson County
Batch # 1131655 DEEDWARR
05/06/2024 03:54:32 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20240506-0033249

I. 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 $~~300,000.00~~ 350,000

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:
DEENA STIVERS P.O. BOX 864 BOWLING GREEN, KY 42102	NEW OWNER	061 10 0 088.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, the receipt of which is hereby acknowledged, I, TIMOTHY MARK BARRON, an unmarried man, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto DEENA L. STIVERS, hereinafter called the GRANTEE, her 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 Timothy Mark Barron by deed dated May 6, 2024 and of record in Book *_____, Page _____, said Register's Office. * 20240506-0033248
>
> 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, her 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, her 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.

TIMOTHY MARK BARRON

STATE OF TENNESSEE)
)SS
COUNTY OF DAVIDSON)

Subscribed, sworn to and acknowledged before me on this 6th day of May 2024, by Timothy Mark Barron.

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

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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