Karen Johnson Davidson County
Batch# 1136416 DEEDWARR
05/17/2024 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240517-0036892

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

BS-SC-24-1703

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bethany Barkley and Timothy Barkley	American Pacific Mtg	
(NAME)	(NAME)	
1703 Northview Ave	2055 N. Mt. Juliet Rd #100	**072-10-4Y-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Mt Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY BARKLEY AND BETHANY BARKLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the unrecorded Plan of Northview Subdivision, shown on a copy of a survey thereof made July 23, 1936, by W.B. Southgate, Surveyor, and described as, follows:

Beginning at a point on the Easterly side of Northview Avenue, said point being 207 feet from the Southeast corner of Northview and Moneta, running Southwardly along the easterly margin of Northview Avenue, 57 feet to the Northwesterly corner of Lot No. 3, on said unrecorded plan; thence at right angles along the North margin of said Lot No. 3, 150 feet to a point; thence at right angle Northerly and parallel with Northview Avenue, 57 feet to a point, said point being 207 feet Southerly from the Southerly margin of Moneta Street, thence Westerly and parallel with Moneta Street, 150 feet to the point of beginning.

Being the same property conveyed to Suburban Cowboys, LLC, a Tennessee Limited Liability Company by Warranty Deed from Charles D. Bowling, Jr and Laura Bowling, husband and wife of record in Instrument No. 20220330-0037049 Register's Office for Davidson County, Tennessee, dated March 28, 2022 and recorded on March 30, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220517-0056372 and terminated in Instrument No 20230201-0007398, Register's Office for Davidson County, Tennessee.
- Termination of Horizontal Property Regime and Cancellation of Declaration of Covenants, Conditions and Restrictions for Seventeen-Three Northview Avenue of record in Instrument Number 20230201-0007398, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20220722-0084135, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20220601-0063328, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1703 Northview Ave, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF MAY, 2024.

Suburban Cowboys, LLC

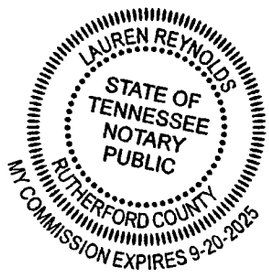
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SUBURBAN COWBOYS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of May, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/15/24 (date of document).

Affiant Signature

5/15/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15 day of May, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL