This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, Suite #130
Hendersonville, TN 37075
File Number: 9-3313-TC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $499,900.00

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2024.

Notary Public
My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee
Notary Public
Williamson County

Karen Johnson Davidson County
Batch# 1139163 DEEDWARR
05/24/2024 10:29:30 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63
20240524-0038813

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lisa Barbaro 85 Jay Street Nashville, TN 37210	Navy Federal Credit Union 820 Follin Lane Vienna, VA 22180	119 06 0 047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Tammy R. Brown, an unmarried woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lisa Barbaro, unmarried,** hereinafter called the Grantee, her 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 Lot No. 23 on the plan of STERLING HEIGHTS, SECTION 2, as shown by plat of record in Plat Book 1424, Page 104, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 23 fronts 67 feet on the South side of Jay Street and runs back between lines 150.97 feet on the West line and 150.48 feet on the East line to a dead line in the rear on which it measures 67 feet.

Being the same property conveyed to Tammy R. Brown, by Quitclaim Deed from Steven Wayne Rogers, of record in Instrument No. 20080307-0023186, in the Register's Office of Davidson County, Tennessee, dated February 29, 2008 and recorded on March 07, 2008.

Being the same property conveyed to Maggie S. Rogers and Wayne Alton Rogers, as joint tenants with right of survivorship, by Deed Establishing Joint Tenancy from Maggie S. Rogers, unmarried, of record in Book 11178, Page 177, in the Register's Office of Davidson County, Tennessee, dated October 26, 1998 and recorded on October 30, 1998. The said Wayne Alton Rogers died on December 19, 2004, then Maggie S. Rogers died November 10, 2007, devising subject property to Steven Wayne Rogers and Tammy R. Brown.

Being the same property conveyed to John A. Rogers and wife, Maggie S. Rogers, by Warranty Deed from Sterling Homes, Inc., a Tennessee corporation, of record in Book 1731, Page 363, in the Register's Office of Davidson County, Tennessee, dated August 01, 1949 and recorded on August 03, 1949. The said John A. Rogers died on February 25, 1968, leaving Maggie S. Rogers as surviving tenant by the entirety.

This is improved property located at: **85 Jay Street, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2024.

GRANTOR:

Tammy R. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tammy R. Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of May, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

True Copy Certification

I, Yvette Meldrum, 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 May 16, 2024.

Signature
May 16, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 16, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025