Karen Johnson Davidson County
Batch# 1139501 DEEDWARR
05/24/2024 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20240524-0038959

THIS INSTRUMENT WAS 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 **$185,000.00.** Carmen Coats **Affiant** Subscribed and sworn to before me, this **21st day of May, 2024.** Brooke Hicks **Notary Public** **My commission expires:** 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wild West Realty Group, LLC **7221 Hwy 70 S.** **Nashville, TN 37221**	**New Owner**	**160 14 0D 039.00** 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, **Bettie Catherine Orman, Heir and sole beneficiary to the Estate of James B. Barnes**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Wild West Realty Group, LLC**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 5776, in BRENTWOOD TRACE CONDOMINIUMS, SECTION II, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of BRENTWOOD TRACE CONDOMINIUMS, SECTION II, recorded in Plat Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of BRENTWOOD TRACE CONDOMINIUMS, SECTION II, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, Page 915, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is amendment to By-Laws in Book 5868, Page 70.

Being the same property conveyed to James B. Barnes, Unmarried, by Warranty Deed from Haury & Smith Contractors, Inc., of record in Book 5995, Page 751, in the Register's Office of Davidson County, Tennessee, dated January 20, 1983 and recorded on January 20, 1983. The said James B. Barnes died June 20, 2014, intestate, devising subject property to Bettie Catherine Ornman, as the sole Heir at Law of James B. Barnes, as stated in Affidavit of Heirship recorded in Instrument No. 20180719-0070336, Register's Office of Davidson County, Tennessee. Affidavit of Heirship of record in Instrument No._____, Register's Office, Davidson County, Tennessee.

202405240038958

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 **5776 Stone Brook Drive, Brentwood, TN 37027**.

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 **21st day of May, 2024.**

Estate of James B. Barnes

By: Bettie Catherine Orman Heir / Bettie Catherine Orman

Bettie Catherine Orman, Heir — **Bettie Catherine Orman, Individually**

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 21st day of May, 2024, before me personally appeared Bettie Catherine Orman, Heir of the Estate of James B. Barnes, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged herselve to be Heir of the Estate of James B. Barnes, executed the foregoing instrument for the purposes contained, by signing her name as Heir.

Witness my hand, at office, this 21st day of May, 2024.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Bettie Catherine Orman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 21st day of May, 2024.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

HE-2024-205

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 22, 2024**.

Affiant Signature

May 24, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25