WARRANTY DEED

Karen Johnson Davidson County
Batch# 1150798 DEEDWARR
06/25/2024 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20240625-0047493

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-21-26

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2024050072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Hamilton Lunsford and Kathleen Healy Lunsford	Movement Mortgage	
(NAME) 1023 Battlefield Drive	(NAME) 8024 Calvin Hall Rd	118-05-0-110.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 Dollars ($685,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRENDA G. BARNES, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM H. LUNSFORD AND KATHLEEN HEALY LUNSFORD, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 13, on the unrecorded plan of a Subdivision of Lots Nos. 1 and 2 of Block 10, and Lots Nos. 1 and 2 of Block 11, in Noelton, also not of record, and described according to a survey by Z.J. Wilkinson, Surveyor, May 25, 1941 as follows:

Beginning on the southerly margin of Battlefield Drive at the common corner of Lots No. 12 (Instrument No. 20060515-0056736, Register's Office for Davidson County, Tennessee) and said Lot No. 13; thence with the line between said lots, southwardly 200.3 feet; thence westwardly 75 feet; thence nnorthwardly 200 feet to the southerly margin of Battlefield Drive; thence with said margin of Battlefield Drive, eastwardly 75 feet to the beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THERE FROM is that portion thereof described in the deed of record in Book 4789, page 11, said Register's Office.

Being the same property conveyed to WILLIAM L. BARNES AND WIFE, BRENDA G. BARNES, by deed from DAVID L. LIVINGSTON AND WIFE, CATHERINE A. HINTON, of record in Book 9259, page 869, dated February 23, 1994, said Register's Office.

WILLIAM L. BARNES died on or about August 21, 2017, leaving BRENDA G. BARNES as the surviving tenant by the entirety.

This is improved property, known as 1023 Battlefield Drive, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Executed by my hand this the 24th Day of June, 2024.

Brenda G. Barnes

Brenda G. Barnes

STATE OF Tennessee
County OF Davidson

Before me, Jennifer Chandler-Cole, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Brenda G. Barnes**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th Day of June, 2024.

Notary Public

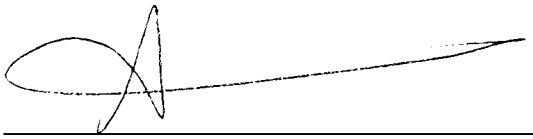
JENNIFER CHANDLER-COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2021

(SEAL)

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-24-2024.



Affiant Signature — Date: 6-24-2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-24-2024.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal