Karen Johnson Davidson County
Batch # 1152478 DEEDWARR
06/28/2024 12:56:40 PM 2 pgs
Fees: $13.00 Taxes: $1,405.63
20240628-0048836

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2024.

Notary Public
MY COMMISSION EXPIRES: 11-3-25
File No. 24-21259

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kelly Walsh and Marybeth Darcy and Cameron Darcy (NAME)	Same as New Owner (NAME)	019-13-0-121.00
113 Myers St. (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY T HE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, T HE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Michael E. Barnes, an unmarried man,** H EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Walsh, a single woman, and Marybeth Darcy, a married woman, and Cameron Darcy, a single man, all as Tenants in Common with Rights of Survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Map showing Subdivision of part of W.B. Myers' Home Place, Goodlettsville, Tennessee, as shown on plat of record in Book 547, Page 41, Register's Office for Davidson County, Tennessee, to which plat referenced is hereby made for a more particular description.

Also included in the above description is a portion of an alleyway abandoned by the City of Goodlettsville in Ordinance No. 19-959. See Metro Ordinance No. OR-20190959.

Being part of the same property previously conveyed to Michael E. Barnes, an unmarried man, by Warranty Deed from Timothy M. Garrett, a married man, dated October 10, 2023 and recorded October 12, 2023 in Instrument No. 20231012-0079899, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Michael E. Barnes, an unmarried man, by Quitclaim Deed from Michael E. Barnes, an unmarried man, dated November 1, 2023 and recorded November 1, 2023 in Instrument No. 20231101-0085425, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 113 Myers Street, Goodlettsville, TN 37072.

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.

Witness my/our hand(s) this 26th day of June, 2024.

Michael E. Barnes

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 26th day of June, 2024, before me personally appeared Michael E. Barnes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of June, 2024.

Notary Signature
My commission expires: 1/28/27

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-EBG-24-113