When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File#1-22889-RR

Karen Johnson Davidson County
Batch# 1157557 DEEDWARR
07/12/2024 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20240712-0052732

WARRANTY DEED

This instrument prepared by:
Jerry A. Jared, Attorney at Law
11 North Washington Avenue
Cookeville, TN 38501

Send Tax Bills To:
James Barton
3635 Casa Dr.
Nashville, TN 37214

IDENTIFIED ON Map/Parcel 108-03-0-062.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged;

WE, DELILAH HOWELL REYNOLDS and husband, CLAYTON REYNOLDS, hereinafter referred to as "grantors", whether one or more, have this day bargained and sold, and do hereby transfer and convey unto **JAMES BARTON, a single man,** his heirs, successors and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 44A, on the Plan of Patio Villa, Section 5, zone lot division revised in plat book 5200, page 748, revision of lots 44.5 and 48 and 102, Section 44A Patio Villa, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Delilah Howell, a single woman by Warranty Deed from Katherine Trowbridge Kruse, married of record in Instrument No. 20080826-0087597 Register's Office for Davidson County, Tennessee, dated August 20, 2008 and recorded on August 26, 2008.

Being the same property conveyed to Delilah Howell Reynolds and husband, Clayton Reynolds, as tenants by the entireties by Quitclaim Deed from Delilah Howell, a single woman of record in Instrument No. 20150106-0001291 Register's Office for Davidson County, Tennessee, dated December 27, 2014 and recorded on January 06, 2015.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 9th day of July, 2024.

CLAYTON REYNOLDS

Delilah Howell Reynolds
DELILAH HOWELL REYNOLDS

STATE OF TENNESSEE
COUNTY OF PUTNAM

On this 9th day of July, 2024, before me personally appeared **DELILAH HOWELL REYNOLDS and CLAYTON REYNOLDS**, to me known (or proved to me on the basis of satisfactory evidence) and described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and official seal this the 9th day of July, 2024.

CATHERINE M. GUNTER STATE OF TENNESSEE NOTARY PUBLIC OVERTON COUNTY

Catherine Gunter
NOTARY PUBLIC

My Commission Expires: 5/9/2026

* * * * * * * * * * *

STATE OF TENNESSEE
COUNTY OF ~~PUTNAM~~ Williamson TR

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed to and sworn before me this the 9th day of July, 2024.

Notary Public – Register

ROSALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/4/2027

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 7/9/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7/12/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **day of** July, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

