This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $380,000.00.

Karen Johnson
Batch # 1158499
07/16/2024 11:14:56 AM
Fees: $13.00 Taxes: $1,406.00

Davidson County
DEEDWARR
2 pgs

20240716-0053360

Affiant

Subscribed and sworn before me this the 15th day of July, 2024.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Courtney Leigh Bartlett<br>4106 B Church St.<br>Old Hickory, TN 37138 | AMERICAN PACIFIC MORTGAGE<br>3000 LAVA RIDGE COURT, STE 200<br>ROSEVILLE, CA 95661 | 064-09-0-315.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KARA SIMMONS F/K/A KARA HADLEYAND JOEL SIMMONS, WIFE AND HUSBAND, AND ROBERT DAVID HADLEY, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to COURTNEY BARTLETT, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots 15 of Block "E" on the plan of Hadley's Bend City, as of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kara Hadley, an unmarried woman and Robert Hadley, a married man, as tenants in common with rights of survivorship, by deed dated 06/22/2021, from Music City Handymen, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210624-0085678, Register's Office for said County.

Joel Simmons, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4106 B Church St., Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 12 day of July, 2024.

Kara Simmons f/k/a Kara Hadley

Joel Simmons

Robert David Hadley

STATE OF Ohio
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kara Simmons f/k/a Kara Hadley,Joel Simmons and Robert David Hadley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 2024.

My commission expires: 07-13-2028

Notary Public

NOTARIAL SEAL
STATE OF OHIO

CYNITRIA PHAM
Notary Public, State of Ohio
My Commission Expires
July 13, 2028