Karen Johnson Davidson County
Batch# 1159659 DEEDWARR
07/18/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20240718-0054316

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2024.

Notary Public
MY COMMISSION EXPIRES: 9-21-26
File No. 24-21440

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Riley McConnell (NAME)	FirstBank (NAME)	019 13 0 040.00
111 Myers Street (STREET ADDRESS)	722 Columbia Ave (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Michael E. Barnes, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Riley McConnell, an unmarried woman,** 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 Map showing Subdivision of part of W.B. MYERS' HOME PLACE, Goodlettsville, Tennessee, as shown on plat of record in Plat Book 547, Page 41, Register's Office for Davidson County, Tennessee, to which plat reference 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 conveyed to Michael E. Barnes, an unmarried man, by Warranty Deed from Timothy M. Garrett, a married man, of record in Instrument No. 20231012-0079899, in the Register's Office of Davidson County, Tennessee, dated October 10, 2023 and recorded on October 12, 2023.

Being a part of the same property conveyed to Timothy M. Garrett, by Quitclaim Deed from Cole & Garrett Funeral Homes, Inc., of record in Book 9793, Page 654, in the Register's Office of Davidson County, Tennessee, dated September 12, 1995 and recorded on September 13, 1995.

Being a part of the same property conveyed to Cole & Garrett Funeral Homes, Inc., by Quitclaim Deed from Joe D. Adams, Trustee, of record in Book 7826, Page 113, in the Register's Office of Davidson County, Tennessee, dated April 25, 1989 and recorded on April 27, 1989.

Being a part of the same property conveyed to Joe D. Adams, Trustee, by Warranty Deed from William M. Kizer, of record in Book 7826, Page 110, in the Register's Office of Davidson County, Tennessee, dated April 25, 1989 and recorded on April 27, 1989.

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 111 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 18th day of July, 2024.

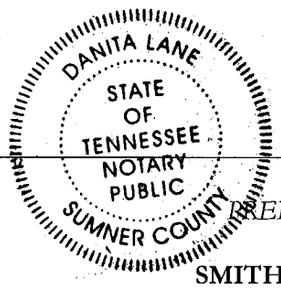
Michael E. Barnes

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 18th day of July, 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 18th day of July, 2024.

Da Nita Lane
Notary Signature
My commission expires: 12/27/2027



PREPARED BY AND RETURN TO:

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

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 **July 18, 2024**.

Affiant Signature

07/18/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 18, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY