Karen Johnson Davidson County
Batch# 1162190 DEEDWARR
07/25/2024 10:22:30 AM 4 pgs
Fees: $23.00 Taxes: $11,007.50
20240725-0056250

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Sally Simmons Davis 1508 Carlybrooke Lane Brentwood, TN 37027	Same as New Owner	159060B02800CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charley Bairnsfather and Louise Bairnsfather, Co-Trustees of The Charley & Louise Bairnsfather Living Trust dated July 25, 2013** ("Grantors"), have bargained and sold, and by these presents do hereby transfer, warrant and convey unto **Sally Simmons Davis** ("Grantee") all of our right, title and interest in and to that certain real property known as 1508 Carlybrooke Lane, Brentwood, TN 37027 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 28, as shown on the map entitled Final Plat Voce, Phase 3, of record as Instrument No. 20181119-0113859, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the property.
>
> Being the same property conveyed to Charley Bairnsfather and Louise Bairnsfather, Co-Trustees of the Charley & Louise Bairnsfather Living Trust dated July 25, 2013, by Special Warranty Deed from Voce Development Company, LLC, dated May 3, 2019 and recorded May 6, 2019 of record as Instrument No. 20190506-0041926, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) property taxes for the year 2024, which have been prorated between the parties as of the date of this instrument, subject to a tax proration agreement; (2) matters shown on the Plan of record as Instrument No. 20181119-0113859, Register's Office for Davidson County, Tennessee; (3) Declaration of Covenants, Condition and Restrictions for Voce of record as Instrument No. 20140307-0019304, Register's Office for Davidson County, Tennessee, as affected by Agreed Assignment of Rights by Voce Developers of Portion of Architectural and Design Review Authority to Owner-Controlled Voce Owners Association, Inc. of record as Instrument No. 20240205-0007881, Register's Office for Davidson County, Tennessee; (4) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20130819-0086872, Register's Office for Davidson County, Tennessee; (5) Grant of Transmission Line Easement of record in Book 2270, page 92, Register's Office for Davidson County, Tennessee; (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record as Instrument No. 20151109-0113914, Register's Office for Davidson County, Tennessee; and (7) Rights of others in and to the use of the common areas/elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns

forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

{Signature page to follow}

In Witness Whereof, he/she/they/it, the said, **Grantors**, hereunto set by hands and seals effective as of the 24th day of July, 2024.

Co-Trstee of The Charley + Louise Bairnsfather Living Trust DATED July 25th, 2013

Charley Bairnsfather, Co-Trustee of
The Charley & Louise Bairnsfather
Living Trust dated July 25, 2013

Louise Bairnsfather, Co-Trustee of the Charley + Louise Bairnsfather Living Trust dated July 25, 2013

Louise Bairnsfather, Co-Trustee of
The Charley & Louise Bairnsfather
Living Trust dated July 25, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2024, before me personally appeared Charley Bairnsfather and Louise Bairnsfather, Co-Trustees of The Charley & Louise Bairnsfather Living Trust dated July 25, 2013, 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 17th day of July, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,975,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 17th day of July, 2024.

Notary Public
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

Certificate of Authenticity

I, Barbara McGinty, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on July 17, 2024.

Date

Affiant Signature

July 17, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of July, 2024.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY