Karen Johnson Davidson County
Batch# 1174477 DEEDWARR
08/26/2024 11:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,637.25
20240826-0065408

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $442,500.00 Affiant Subscribed and sworn to before me This 23rd day of August 2024. Notary Public My Commission Expires: 11/03/2024

TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
John William Barringer 613 Comet Dr. Nashville, TN 37209	~~New Owner~~ Guaranteed Rate Inc. 1806 CHYLER AVE STE 1W Chicago, IL 60613	090150099.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

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 are hereby acknowledged, **Rebecca V. Bullion**, unmarried (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **John William Barringer**, unmarried (hereinafter referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1052 on the Plan of Charlotte Park, Section 14, or record in Book 3300, page 29 and 30, Register's Office of said County.

Said Lot No. 1052 fronts 71 feet on the northeasterly side of Comet Drive and extends back 159.4 feet on the northwesterly line and 159.2 feet on the southeasterly line to a dead line in the rear on which it measures 90.75 feet.

Being the same property conveyed to Rebecca V. Bullion by Warranty Deed from William Raleigh Fly and wife, R. Emily Fly in record of Instrument No. 20150123-0006966, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 612 Comet Drive, Nashville, Tennessee 37209.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies, and charges which constitute liens are due or payable including unredeemed tax sales.
2. The dower, curtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Subject to all matters as shown on Plat Book 3300, pages 29 and 30, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 23 day of August 2024.

Grantor:

Rebecca V Bullion

Rebecca V. Bullion

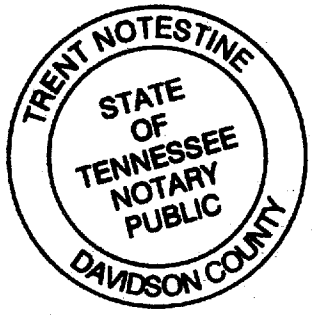
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Rebecca V. Bullion**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 23 day of August 2024.

Notary Public

My Commission Expires: 11/03/2025



Tennessee Certification of Electronic Document

I, George Mudter, 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 8/23/24 (date of document).

Affiant Signature

8/26/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027