Box 14
37430-4

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$275,000.00~~.

Affiant

Subscribed and sworn to before me, this the 12th day of September, 2024.

Notary Public

My commission expires: 5/9/2026

(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1181327
09/13/2024 10:22:11 AM
Fees: $13.00 Taxes: $1,017.50

Davidson County
DEEDWARR
2 pgs

20240913-0070721

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel Elijah Thompson & Ava Berlacher	**Ameris Bank**	**173-05-0-A-246.00co**
2003 Shaylin Loop	**1850 Parkway Place, Ste 400**	
Antioch, TN 37013	**Marietta, GA 30067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lisa L. Aiken, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Elijah Thompson, an unmarried man, and Ava Berlacher, an unmarried woman, as joint tenants with rights of survivorship

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 all of Unit No. 246 (Two Hundred Forty Six) on the Plan of Barnes Crossing, a Planned Unit development, as shown on Exhibit "D" of the Master Deed of record in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480 and as set out on Exhibit "A" to the Amendment in Instrument No. 20051114-0136938, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Lisa L. Aiken, unmarried by Warranty Deed from Ole South Properties, Inc., a Tennessee corporation, dated April 27, 2007, of record in Instrument No. 20070502-0052189, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "D" to the Master Deed of record in Instrument No. 20050721-0084791, Re-Recorded in Instrument No. 20050805-0092480, and as set out on Exhibit "A" to the Amendment of record in Instrument No. 20051114-0136938, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Master Deed for Barnes Crossing of record in Instrument No. 20050721-0084791, Re-Recorded in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938, and Instrument No. 20071227-0147998, and By-Laws and Charter appended thereto, said Register's Office.**

3) **All matters shown on the P.U.D. Boundary Plat for Barnes Crossing of record in Instrument No. 20050128-0010427, said Register's Office.**

4) **Right-of-Way Dedication to the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20050811-0095171, said Register's Office.**

5) **Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20131021-0109630, said Register's Office.**

6) **Easement Agreement of record in Instrument No. 20181210-0120117, said Register's Office.**

7) **Sewer Easement Agreement of record in Instrument No. 20190320-0025476, said Register's Office.**

8) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes, not yet due and payable.**

This is improved property, known as 2003 Shaylin Loop, Antioch, TN 37013.

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 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. 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/our hand(s) this 12th day of September, 2024.

Lisa L. Aiken

Lisa L. Aiken

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lisa L. Aiken,** the within named seller, 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 official seal at Nashville, Tennessee, this **12th** day of **September, 2024.**

MB

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON