Karen Johnson Davidson County
Batch# 1188560 DEEDWARR
10/02/2024 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20241002-0076266

WARRANTY DEED

(SEAL)

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF October, 2024.

Daniel Thompson
Notary Public
MY COMMISSION EXPIRES: 12/20/27

File #24-PA-2149-TWG

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Quinn Forrer and Derek Kozakiewicz	**New Owner**	
(NAME)	(NAME)	**084 14 0 032.00**
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PATRICIA WILSON BARRETT, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

QUINN FORRER AND DEREK KOZAKIEWICZ, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 58 of Block 3 on the Plan of SECTION TWO, DONELSON MEADOWS, as of record in Book 2133, Page 100, Register's Office for Said County.

Said Lot No. 58 fronts 90 feet on the Southwesterly side of Brookview Drive and extends back 241.4 feet on the Southeasterly line and 238.1 feet on the Northwesterly line, to a line in the rear on which it measures 90.1 feet.

Being the same property conveyed to Patricia Wilson Barrett, unmarried, by Warranty Deed from Linda Gayle Batey and Dorothy Jean Chamberlain, heirs to the Estate of Stanley Wayne Batey, of record in Instrument No. 20010509-0048174, in the Register's Office of Davidson County, Tennessee, dated April 30, 2001 and recorded on May 09, 2001.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, DONELSON MEADOWS, as recorded in Plat Book 2133, Page(s) 100.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DONELSON MEADOWS, as recorded in Plat Book 1835, Page 35.

*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2283, Page 361.
* Any and all existing easements and restrictions as shown of record not stated herein

The execution of this instrument is affected by the signature of CHARLES H. WARFIELD, JR. as Attorney-in-Fact for PATRICIA WILSON BARRETT, which Power of Attorney is recorded in Book ____, Page ___/Instrument Number 20241002-0076265 *, Register's Office for Davidson County, Tennessee.*

This is ____ unimproved __X___ improved property known as: 2149 Brookview Drive, Nashville, TN 37214.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st day of October, 2024.

Patricia Wilson Barrett by Charles H. Warfield, Jr., Power of Attorney, attorney in Fact

Patricia Wilson Barrett by Charles H. Warfield, Jr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES H. WARFIELD, JR., to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of PATRICIA WILSON BARRETT, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRICIA WILSON BARRETT.

Witness my hand and official seal this 1st day of October, 2024.

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 10/01/2024 (date of document).

Karla I Kard
Affiant Signature

10/01/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of October, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

