Name and Address of New Owner:
Robert Browning Barnard, III
1407 B Litton Avenue
Nashville, TN 37216

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1193070 DEEDWARR
10/14/2024 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20241014-0079226

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072-11-2V-002.00

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Sagmont Management, LLC, a Tennessee Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Browning Barnard, III, an unmarried person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B, together with the common area, as established by the Declaration for Homes at 1407 Litton Avenue of record as Instrument No. 20221011-0111426, and being shown on the Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Doss Management, LLC and Sagmont Management, LLC by Warranty deed from Vicky Y. Nelson and Andrew J. Drew and Alfred T. Craig, III and Tia E. Craig and Theodous L. Craig and Marquetta A. Craig of record in Instrument No. 20220517-0056297, Register's Office for Davidson County, Tennessee, dated May 13, 2022, and recorded on May 17, 2022.

Being the same property conveyed to Sagmont Management, LLC, a Tennessee limited liability company, by Quitclaim Deed from Doss Management, LLC and Sagmont Management, LLC record in Instrument No. 20221114-0121170, Register's Office for Davidson County, Tennessee, dated November 11, 2022 and recorded on November 14, 2022.

Being the same property conveyed to Antonio L. Carney by Quitclaim Deed from Sagmont Management, LLC, a Tennessee limited liability company, recorded in Instrument No. 20221208-0128045, Register's Office for Davidson County, Tennessee, dated December 8, 2022, and recorded on December 8, 2022.

Being the same property conveyed to Sagmont Management, LLC, a Tennessee Limited Liability Company by Warranty Deed dated May 10, 2023, from Antonio L. Carney, recorded May 10, 2023, in Instrument No. 20230510-0034814 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of October 2024.

Sagmont Management, LLC

By: _____(SEAL)
Nelius Ellis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Nelius Ellis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Member of Sagmont Management, LLC, the within named bargainor, and he as such Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Sagmont Management, LLC, by himself as Member.

Witness my hand and seal, at office in Davidson County this 11th day of October, 2024.

Notary Signature

My commission expires:_____

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 under 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 $490,000.00, 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 this11th day of October, 2024.

Notary Public
My commission expires: 3/20/28
File No. 2024-7328-RS

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 October 11, 2024 (date of document)

Regina Sullo

Affiant Signature

October 11, 2024

Date

State Of TN

County of Davidson

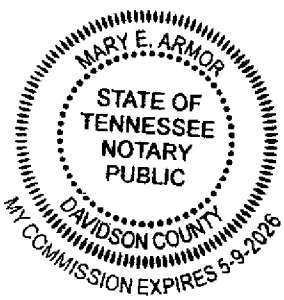
Sworn and subscribed before me this 11th day of October, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202410140079226