THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049065** Karen Johnson Davidson County Batch# 1199233 DEEDWARR 10/31/2024 08:04:30 AM 4 pgs Fees: $23.00 Taxes: $3,422.50 20241031-0083894	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $924,999.00. KEVIN D. LILLEY Affiant Subscribed and sworn to before me, this 31st day of October, 2024. Notary Public My Commission Expires

Karla K. Lilley
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Keith Follese and Adrienne Follese 202 Hicks Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142 11 0 172.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Bradford Barry, Jr., unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith Follese and Adrienne Follese, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Plat of WOODSIDE SUBDIVISION of record in Plat Book 9700, Page 435, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Bradford Barry, Jr, unmarried man, by Warranty Deed from Bradley Copeland and Molly Mitchell Copeland, husband and wife, of record in Instrument No. 20201105-0129763, in the Register's Office of Davidson County, Tennessee, dated November 2, 2020 and recorded on November 5, 2020.

The execution of this instrument is affected by the signature of Shira Kingrey as Attorney-in-Fact for Daniel Bradford Barry, Jr,, which Power of Attorney is recorded in Instrument No. _202410310083893___, Register's Office for Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODSIDE SUBDIVISION, as recorded in Plat Book 9700, Page(s) 435.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10967, Page 119.

Easement for Right of Way, recorded in Book 2544, Page 407.

This is improved property located at 202 Hicks Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~31st~~ 28th day of October, 2024.

Daniel Bradford Barry, Jr. by Shira Kingrey as Attorney-in-Fact

Daniel Bradford Barry, Jr. by Shira Kingrey as 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, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorney-in-fact for Daniel Bradford Barry, Jr. and they are authorized by Daniel Bradford Barry, Jr. to execute this instrument on their behalf.

Witness my hand, at office, this ~~31st~~ 28th day of October, 2024.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Name Affidavit

The undersigned hereby certifies that Daniel Bradford Barry, Jr. and Daniel Ford Barry are one and the same.

Daniel Brad Ford Barry Jr by Shira Kingrey Attorney-In-Fact

Daniel Bradford Barry, Jr. by Shira Kingrey as 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, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorney-in-fact for Daniel Bradford Barry, Jr. and they are authorized by Daniel Bradford Barry, Jr. to execute this instrument on their behalf.

Witness my hand, at office, this ~~31st~~ 28th day of October, 2024.

VDesjarlais

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on Oct 28, 2024 (date of document).

Affiant Signature

Oct 28, 2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 28 day of October, 2024

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25