(2)

BOX 10-A

Karen Johnson
Batch # 1208176
11/25/2024 09:48:08 AM
Fees: $13.00 Taxes: $3,052.50

Davidson County
DEEDWARR
2 pgs

20241125-0091832

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $825,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2024

Notary Public

My Commission Expires:
(AFFIX SEAL)

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Cynthia Harrison Luna, Trustee of Cynthia Harrison Luna Revocable Trust	NEW OWNER	117-13-0A-139-00
2703 Abbott Martin Road		
Nashville, TN 37215		

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,

John Barringer and Elizabeth Barringer, husband and wife

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

Cynthia Harrison Luna (and her successor(s) in Trust) as Trustee of the Cynthia Luna Revocable Trust dated September 16, 2021, as may be amended

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 6-B, Pointset Condominiums, a Horizontal Property Regime, as shown on Exhibit "B" to Master Deed of Lots 5 and 6, Pointset Condominium, of record in Book 5158, Page 261, Registers Office for Davidson County, Tennessee and being located on Lot No. 6 on the Plan of Pointset, as of record in Book 5050, Page 65, as amended in Book 9989, Page 759, Register's Office for Davidson County Tennessee, to which reference is here made, together with appurtenant interest belonging thereto as set out in Master Deed of record in Book 5158, Page 244, Registers Office for Davidson County, Tennessee.

BEING the same property conveyed to John William Barringer and Ellizabeth Guffee Barringer, husband and wife, by Warranty Deed from J Buist Richardson, III and/or Martha York Richardson and/or Buist Fort Richardson, Trustees of The J. Buist & Martha Richardson Living Trust, established by the Revocable Trust Agreement of J. Buist Richardson, III and Martha York Richardson dated September 1, 2015, said Warranty Deed being dated 12/20/2016 and recorded 12/22/2016 in Instrument No. 20161222-0134656, Register's Office for Davidson County, Tennessee.

The said Ellizabeth Guffee Barringer is one of the same as Elizabeth Guffee Barringer.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Master Deed and By-Laws of Pointset, Lots 5 and 6 Condominium record in Book 5158, Page 244, including Plan attached as Exhibit B at Page 261 of said Master Deed; and all matters shown on prior plat of record in Book 5050, Page 65, as amended in Book 9989, Page 759, Register's Office for Davidson County, Tennessee.

This is improved property known as 2703 Abbott Martin Road, Nashville, TN 37215

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, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 22nd day of November, 2024

John W. Barringer, Jr. Attorney in fact
John Barringer by John W. Barringer, Jr., Attorny-in-fact

John W. Barringer, Jr. attorney in fact.
Elizabeth Barringer by John W. Barringer, Jr., Attorny-in-fact

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson JH

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named John W. Barringer, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of John Barringer and Elizabeth Barringer, as their Attorney-in-Fact, as the free act and deed of the within named John Barringer and Elizabeth Barringer.

Witness my hand, at office, this 22nd day of November, 2024.

Notary Signature
My commission expires: 8/19/28

