THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1212665 DEEDWARR
12/04/2024 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20241204-0094304

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Julie Russell and Amy R. Barnes 7141 Forrest Oaks Drive Nashville, TN 37221	SAME AS NEW OWNER	155-07-0A-037.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Laurette Yund, a widow** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Amy R. Barnes, unmarried and Julie Russell, Unmarried, Tenants in Commons with Rights of Survivorship**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 7141 Forrest Oaks Drive, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Revision One to the Final Plat of Poplar Creek Estates, Phase III, Section A, a Planned Unit Development, of record in Plat Book 7900, Page 696, as revised in Plat 9700, page 122, in the Register's Office for said County, to which Plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Richard Romfh and Laurette Yund, husband and wife by Warranty Deed from Nancy H. Browning, unmarried of record in Instrument No. 20060605-0065611 Register's Office for Davidson County, Tennessee, dated May 30, 2006 and recorded on June 05, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 4th day of December, 2024.

Laurette Yund

Laurette Yund

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2024, before me personally appeared Laurette Yund, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of December, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

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 pursuant to 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 $560,000.00, 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 this 4 day of December 2024

Notary Public
My commission expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2025
MAURY COUNTY

Certificate of Authenticity

I, Sondra Mowgey, 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 12/4/2024.

Date

Affiant Signature

12/4/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of December, 20 24.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY