Karen Johnson Davidson County
Batch # 1226354 DEEDWARR
01/14/2025 12:40:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250114-0002912

THIS INSTRUMENT PREPARED BY AND RETURN TO:
ROBERT D. MALIN
1150 Black Oak Drive
Murfreesboro, TN 37128
RobMalinEsq@gmail.com
(615) 968-3006

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JESSIE CAROLINE BARKER, being one and the same as CAROLINE B. BARKER and JESSIE CAROLINE BURGESS BARKER, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto JESSIE CAROLINE BARKER, Trustee of the Barker Living Trust dated the 13th day of January, 2025, hereinafter called the Grantees, and said Trustees' successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, Tennessee, and described as follows:

> BEING Unit No. 17, on the Plan of the Bluffs of Cedarstone of record in Master Deed of record in Instrument 20070720-0086753, and amended in Instrument 20071026-126703, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This real property being all or part of the property conveyed to the Grantor by deed of record in Instrument No. 20080909-0092191 in the Register's Office of Davidson County, Tennessee .

> Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to all terms and provisions of the Master Deed, Restrictions and By-Laws of record in Instrument 20070625-0075380, R.O.D.C.; all matters appearing on the Plan of record in Instrument 20070625-0075380 and amended in Instrument 20070720-00086753, R.O.D.C.; Sanitary Sewer Easements of record in Book 5223, Page 479, Book 4872, Page 55, Book 4872, Page 49, Book 4797, Page 942, Book 9781, Page 299, Instrument 20060815-0100309, Instrument 20060407-0040205, and Instrument 20061122-0144864, R.O.D.C.; Flowage Easement of record in Book 2274, Page 528, R.O.D.C.; Ingress and Egress Easement of record in Book 3499, Page 531, R.O.D.C.; 20 Foot Roadway Easement of record in Book 1558, Page 359, R.O.D.C.; and Water Main Easement of record in Book 9781, Pages 303 and 307, R.O.D.C.

This real property is unencumbered except for 2025 Davidson County, Tennessee , real estate taxes not yet due and payable and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees and Grantees' successors, heirs and assigns

forever; and Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantees and Grantees' successors, 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.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust established pursuant to Tennessee Code Annotated 35-17-101, et seq. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(1)(C)(vi).

WITNESS the Grantor's hands on this 13th day of January, 2025.

Jessie Caroline Barker

JESSIE CAROLINE BARKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Jessie Caroline Barker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he/she executed the within instrument of his/her own free act and deed for the purposes therein contained.

WITNESS my hand this 13th day of January, 2025.

My Commission Expires:
8/21/2027

ROBERT D. MALIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC

New Owner Name and Address: Jessie Caroline Barker, Trustee 2930 Wellesley Terrace Nashville, Tennessee 37215	Mail Tax Notice to: Jessie Caroline Barker, Trustee 2930 Wellesley Terrace Nashville, Tennessee 37215
Property Address: 819 Cedarstone Way Nashville, Tennessee 37214	Parcel Id Number: 096020A01700CO
This conveyance is exempt from recordation tax under TCA § 67-4-409 (a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of TCA § 67-4-409 (a)(1)(E).	