Karen Johnson Davidson County
Batch# 1230096 DEEDWARR
01/24/2025 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20250124-0005761

WARRANTY DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Christopher Joseph Sabia, Jr	NEW OWNER	145-00-0-091.00
(NAME)	(NAME)	
1811 Tyne Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Charles A. Barton Jr., Trustee of the Charles A. Barton, Jr. Revocable Trust dated March 18, 2016**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher Joseph Sabia, Jr., unmarried man**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4, on the plan of TYNE HILL ESTATES, of record in Plat Book 4175, Page 27, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

By accepting this Deed the Grantees herein covenant to pay for one-fourth of maintenance and upkeep of the private 30-foot roadway, utility easement and all parts thereof, shown on plan of Tyne Hill Estates in Book 4175, Page 27, and as defined in the Restrictive Covenants contained in Book 4254, Page 520, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles A. Barton Jr. by Warranty Deed dated 09/27/2013 from William G. Gates and wife, Mary Beth Gates, of record in Instrument No. 20131002-0103533, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1811 Tyne Blvd, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the

said GRANTEES that 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 we do further covenant and bind ourselves, our successors 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.

Effective the 24th day of January, 2025.

Charles A. Barton, Jr. Revocable Trust dated March 18, 2016

BY: _____
Charles A. Barton, Jr.
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Charles A. Barton, Jr., which whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposees therein contained, and who further acknowledged that he is the Trustee of the The Charles A. Barton, Jr. Revocable Trust dated March 18, 2016, and is authorized by the trust document to exeucte this instrument on its behalf.

Witness my hand and seal, at office, this 23 day of January, 2025.

_____
Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 January 24, 2025.

Signature
Date: January 24, 2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 24th day of January, 2025 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025