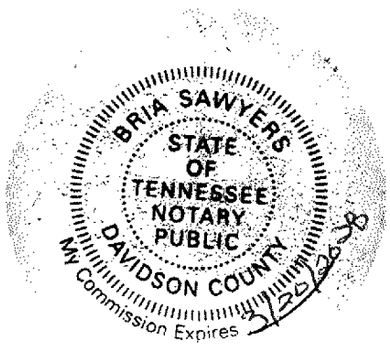
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23675-AP

Karen Johnson Davidson County
Batch# 1233116 DEEDWARR
02/04/2025 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $3,096.90
20250204-0008181

STATE OF TENNESSEE
COUNTY OF Davidson



The actual consideration or value, whichever is greater, for this transfer is $837,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2025.

Bria Sawyers
Notary Public
My Commission Expires: 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	New Owner	131-03-0-128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **Justin H. Barnett, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc., an Ohio Corporation**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 58, Plat of Green Hills Subdivision No. 2, according to survey and plat of same appearing of record in Book 547, page 139, to which plat reference is hereby made for a more complete and accurate description as to location and details of said lot.

Being the same property conveyed to Justin H. Barnett by Quitclaim Deed from Robert B. Barnett, dated May 9, 2024, recorded May 16, 2024, of record in Instrument No. 20240516-0036363, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Justin H. Barnett, unmarried and Robert B. Barnett, married by Warranty Deed from Jo Ann Culp, unmarried, dated November 5, 2008, recorded November 10, 2008, of record in Instrument no. 20081110-0111368, said Register's Office.

Brandy N. Barnett joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **4104 Eden Avenue, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 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 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. Whenever used, the singular number 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 3rd day of February, 2025.

GRANTOR:

Justin H. Barnett

Brandy Nicole Barnett

Brandy N. Barnett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Justin H. Barnett, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of February, 2025.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandy N. Barnett, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **29th** day of January, 2025.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1/4/2027

202502040008181

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 2/03/2025.

Affiant Signature

2/03/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 02/03/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

