STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2025.

Notary Public
MY COMMISSION EXPIRES: 3/20/28
File No. 25-22612

Karen Johnson Davidson County
Batch# 1236755 DEEDWARR
02/13/2025 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20250213-0010926

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dayani Penate Novo (NAME) 1332 Plum St (STREET ADDRESS) Madison, TN 37115 (CITY) (STATE) (ZIP)	New Owner (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	034-10-0-132.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Michael E. Barnes, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dayani Penate Novo, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 24 in Block 3 on the Map of Edenwold Center Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING a part of the same property previously conveyed to Jonathan David Shearon, a single man, by Warranty Deed from David Shearon, dated September 22, 2020 and recorded September 25, 2020 in Instrument No. 20200925-0110639, in the Register's Office of Davidson County, Tennessee.

Further, BEING a part of the same property previously conveyed to Chris Wright, single, by Warranty Deed from Jonathan David Shearon, married, dated January 5, 2023 and recorded January 9, 2023 in Instrument No. 20230109-0001559, in the Register's Office of Davidson County, Tennessee.

Further, BEING a part of the same property previously conveyed to Urban Dwell Homes, LLC, by Quitclaim Deed from Chris Wright, a single person, dated March 8, 2024 and recorded March 14, 2024 in Instrument No. 20240314-0017695, in the Register's Office of Davidson County, Tennessee.

Further, BEING a part of the same property conveyed to Michael E. Barnes, an unmarried man, by Warranty Deed from Urban Dwell Homes, LLC, a Tennessee limited liability company, dated March 27, 2024 and recorded March 28, 2024 in Instrument No. 20240328-0021736, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1332 Plum St, Madison, TN 37115.

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.

Witness my/our hand(s) this 11th day of February, 2025.

Michael E. Barnes

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11th day of February, 2025, before me personally appeared Michael E. Barnes, 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 11th day of February, 2025.

Notary Signature
My commission expires: 12/27/2027

DANITA LANE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/11/2025 (date of document)

Regina Sullo
Affiant Signature

February 13, 2025
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 13 day of February, 20 25

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

