This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-5181-AJ

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2025.

Notary Public
My Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 1249257 DEEDWARR
03/21/2025 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250321-0021508

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William V. LaFollette 819 Cedarstone Way Nashville, TN 37214	New Owner	096 02 0A 017.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Jessie Caroline Barker, Trustee of The Barker Living Trust dated January 13, 2025 (individually and/or collectively, "Grantor"), transfer and convey unto William V. LaFollette, Trustee of the William V. LaFollette Living Trust dated April 5, 2022 (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 17, on the Plan of The Bluffs of Cedarstone of record in Master Deed of record in Instrument 20070625-0075380, and amended In Instrument 20070720-0086753, Instrument No. 20120905-0080134, Instrument No. 20160208-0011939, and Instrument No. 20240624-0046767, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jessie Caroline Barker, Trustee of the Barker Living Trust dated the 13th day of January, 2025, by Warranty Deed from Jessie Caroline Barker, being one and the same as Caroline B. Barker and Jessie Caroline Burgess Barker, of record in Instrument No. 20250114-0002912, in the Register's Office of Davidson County, Tennessee, dated January 13, 2025 and recorded on January 14, 2025. Also see Certification of Revocable Trust recorded in Instrument No. 20250114-0002913, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Caroline B. Barker, by Quitclaim Deed from John E. Barker, of record in Instrument No. 20080909-0092191, in the Register's Office of Davidson County, Tennessee, dated September 05, 2008 and recorded on September 09, 2008.

Being the same property conveyed to John E. Barker and wife, Carol B. Barker, by Warranty Deed from Donelson Cedarstone Associates II, L.P., a Tennessee limited partnership, of record in Instrument No. 20071026-0126703, in the Register's Office of Davidson County, Tennessee, dated October 19, 2007 and recorded on October 26, 2007.

This is improved property located at: **819 Cedarstone Way, Nashville, TN 37214**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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 21st day of March, 2025.

GRANTOR:

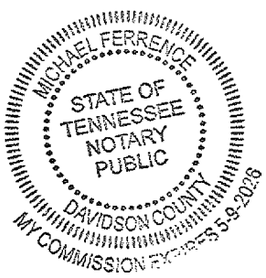
The Barker Living Trust dated January 13, 2025

By: Jessie Caroline Barker
Jessie Caroline Barker, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessie Caroline Barker, Trustee of The Barker Living Trust dated January 13, 2025, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of March, 2025.



Notary Public
My Commission expires: 5-9-26

202503210021508

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/21/2025 (date of document).

Affiant Signature

3/21/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of March, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL