Karen Johnson Davidson County
Batch# 1254918 DEEDWARR
04/01/2025 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20250401-0024801

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-1118

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2025.

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anna Garnett 98-B Rose Street Nashville, TN 37210	Anna Garnett 98-B Rose Street Nashville, TN 37210	119-02-0B-004.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Taylor Paige Dye-Barraclough F/K/A Taylor Paige Dye-Adams, a married woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anna Garnett, an unmarried 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:

Situated in Davidson County, Tennessee, and being Unit No 4 of Rose and Evelyn Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Rose Evelyn Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20191223-0131944 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions, and Regulations imposed upon and relating to the Units, Property, Co-Owners, and Tenants of Rose Evelyn Homes contained in said Declaration the Plat file and Exhibit "B" to said Declaration appearing in Instrument No. 20191223-0131944 and By-Laws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part the same as though copied herein for a more complete identification and description.

Being the same property conveyed to Taylor Paige Dye-Adams, a married woman by Warranty Deed from Rose Evelyn Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200818-0092672 Register's Office for Davidson County, Tennessee, dated August 14, 2020 and recorded on August 18, 2020.

Taylor Paige Dye-Adams is now knows as Taylor Paige Dye-Barraclough.

This property has never been a primary residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 98-B Rose Street, Nashville, TN 37210

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 so 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. 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.

Dated this the 31st day of March, 2025.

Taylor Paige Dye-Barraclough

STATE OF TENNESSEE
COUNTY OF

On this 31st day of March, 2025, before me personally appeared Taylor Paige Dye-Barraclough and Erik Barraclough, 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 31st day of March, 2025.

Notary Signature
My commission expires: 1/31/29

MINDY MCCOMBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, Christina M. Bartee, 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 therewith and that this electronic document is a true and exact copy of the original documents executed and authenticated according to law on March 31, 2025 (date of document).

Affiant Signature

April 1, 2025

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 1st day of April, 2025.

Notary Signature

My Commission Expires:

NOTARY SEAL:

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY