This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-5161-AJ

Karen Johnson Davidson County
Batch# 1256561 DEEDWARR
04/04/2025 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20250404-0025804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $645,000.00.

Affiant

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Subscribed and sworn to before me, this the 4th day of April, 2025.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Travis Barclay and Erin Barclay 802 Kendall Drive Nashville, TN 37209	Northpointe Bank 3333 Deposit Drive Northeast Grand Rapids, MI 49546	103 10 0 045.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Sarah Redo, an unmarried woman (individually and/or collectively, "Grantor"), transfer and convey unto Travis Barclay and Erin Barclay, husband and wife (individually and/or collectively, "Grantee"), 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. 60 on the Plan of SECTION 4, BROOKSIDE COURTS, ADDITION NO. 4 of record in Plat Book 2083, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Lynne Redo, an unmarried woman, by Warranty Deed from Equialt Fund, LLC, a Nevada Limited Liability Company, of record in Instrument No. 20200218-0018052, in the Register's Office of Davidson County, Tennessee, dated February 14, 2020 and recorded on February 18, 2020. Sarah Lynne Redo and Sarah Redo are one in the same person.

This is improved property located at: **802 Kendall Drive, Nashville, TN 37209**

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 4th day of April, 2025.

GRANTOR:

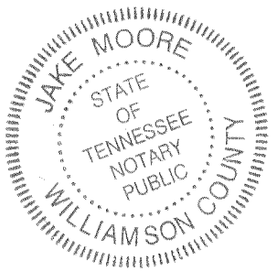
Sarah Redo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sarah Redo, 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 4th day of April, 2025.

Notary Public
My Commission expires: 9-21-26



True Copy Certification

I, **Tonya Cherry,** 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 this the 4 day of April, 2025.

Affiant Signature

Date 4/4/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027