Karen Johnson Davidson County
Batch# 1268375 DEEDWARR
05/02/2025 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20250502-0034313

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2025.

Notary Public
MY COMMISSION EXPIRES: 8/19/2028
File No. 25-23098

ROBIN HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dorothy Hardison	Dorothy Hardison	080-04-0E-001.00 CO
(NAME)	(NAME)	
1802 C Manchester Ave	1802 C Manchester Ave.	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 D. Barnes, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorothy Hardison, 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:

SITUATED in Davidson County, Tennessee, being Unit No. C of 1802 C&D Manchester Avenue, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 1802 C&D Manchester Avenue of record in Instrument No. 20231212-0095829, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 1802 C&D Manchester Avenue, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20231212-0095829, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING PART OF the same property conveyed to Michael D. Barnes, married, by Warranty Deed from Cynthia Stanley Allen, Merrell Fran Stanley Burns, and Janice Stanley Allen, Willie J. Strain, David Eugene Stanley, Jr., Shekita Williams, David Eugene Stanley, Jr., Danielle Stanley, Vanessa Michelle Stanley and Vanessa Michelle (erroneously spelled Micheele) Stanley as Conservator for Donald Stanley, heirs and beneficiaries of the Estate of Shirley A. Stanley, dated March 19, 2021 and recorded June 2, 2021 in Instrument No. 20210602-0074017, Register's Office for Davidson County, Tennessee.

Subject property is not the maritial residence of the Grantor nor his spouse.

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.

This is improved property, known as 1802C Manchester Avenue, Nashville, TN 37218.

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 2nd day of May, 2025.

Michael D Barnes

Michael D. Barnes

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 2nd day of May, 2025, before me personally appeared Michael D. 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 2nd day of May, 2025.

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Notary Signature
My commission expires: 6/7/25

PREPARED BY AND RETURN TO:

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

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Charlotte Booker *(custodian's name)*, 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 May 2, 2025 *(date of document)*.

Charlotte Booker
Custodian's Signature

May 2, 2025
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 2nd day of May, 2025

Robin Harrison
Notary Public

MY COMMISSION EXPIRES: 8/19/2028

ROBIN HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY