Karen Johnson Davidson County
Batch# 1270815 DEEDWARR
05/08/2025 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250508-0036155

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2025.

Notary Public
MY COMMISSION EXPIRES: 11/20/2027
File No. 25-23154

LASHEY WELSH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Yessica Vilchiz (NAME)	Same as new owner (NAME)	80-4-E-1
1802D Manchester Ave (STREET ADDRESS)	(STREET ADDRESS)	
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 **Yessica Vilchiz, 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:

Being Unit D of 1802 C & D Manchester Avenue, a Horizontal Property Regime with Private Elements located in Nashville, Davidson, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1802 C & D Manchester Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20231212-0095829 , Register's Office for Davidson, 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 1802 C & D Manchester Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20231212-0095829, Bylaws appended thereto as Exhibit "C" appearing in Instrument Number 2023-1212-0095829, said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to Michael D. Barnes, married by Warranty Deed dated March 19, 2021 from Cynthia Stanley Allen, Merrell Fran Stanley Burns, and Janice Stanley, Willie J. Strain, David Eugene Stanley, Jr., Shekita Williams, David Eugene Stanley, Jr., Danielle Stanley, Vanessa Michelle Stanley, and Vanessa Micheele Stanley as Conservator for Donald Stanley, heirs and beneficiaries of The Estate of Shirley A. Stanley, recorded June 2, 2021.

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 1802D Manchester Ave, 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 7th day of May, 2025 with an effective date of May 8, 2025.

Michael D. Barnes

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 7th 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 7th day of May, 2025.

Notary Signature
My commission expires: ~~6/29/27~~ 6/7/25

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

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, LaShey Welsh *(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 5/8/2025 *(date of document)*.

LaShey Welsh — 5/8/2025

Custodian's Signature — **date**

STATE OF TENNESSEE
COUNTY OF Maury

Sworn to and Subscribed before me this 8th day of May, 2025

LaShey Welsh

Notary Public

MY COMMISSION EXPIRES: 1/20/2027

LASHEY WELSH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY