Karen Johnson Davidson County
Batch# 1277274 DEEDWARR
05/23/2025 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20250523-0040936

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd day of May, 2025.

(Affix Seal) Notary Public

My Commission Expires: 3/6/29

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

2025-04-2841

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Colin Escott and Lynn Escott 4318 Sunnybrook Drive Nashville, TN 37205	NEW OWNER	Map/Parcel 130-03-0-033.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah Ruth Evans Barnard, Trustee of The Barnard Family Trust dated August 28, 2019**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Colin Escott and Lynn Escott, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that 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. 22 of Block 9 on the Plan of A Resubdivision of Part of Royal Oaks Subdivision by John Calhoun of record in Plat Book 547, Page 167, 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 Guy Patrick Hennessy Barnard and Sarah Ruth Barnard, husband and wife by Warranty Deed from Beverly W. Landstreet, IV and wife, Julia Fry-Landstreet of record in Instrument No. 20161027-0113704 Register's Office for Davidson County, Tennessee, dated October 26, 2016 and recorded on October 27, 2016.

Being the same property conveyed to Guy Patrick Hennessy Barnard and Sarah Ruth Evans Barnard, Co-trustees of The Barnard Family Trust, dated August 28, 2019 by Quitclaim Deed from Guy Patrick Hennessy Barnard and Sarah Ruth Barnard, husband and wife of record in Instrument No. 20190829-0087165 Register's Office for Davidson County, Tennessee, dated August 28, 2019 and recorded on August 29, 2019. The said Guy Patrick Hennessy Barnard having died on June 24, 2024, leaving Sarah Ruth Evans Barnard as the sole surviving Trustee.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4318 Sunnybrook Drive, Nashville, TN 37205.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 23 day May, 2025.

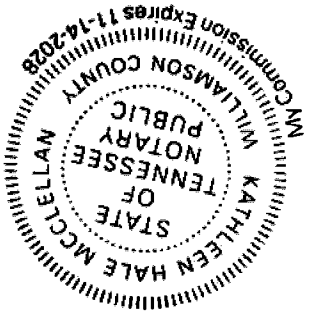
The Barnard Family Trust dated August 28, 2019

By: Sarah Ruth E. Barnard, trustee
Sarah Ruth Evans Barnard, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sarah Ruth Evans Barnard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee The Barnard Family Trust dated August 28, 2019, the within bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee of the The Barnard Family Trust dated August 28, 2019.

Witness my hand, at office, this 23 day of May, 2025.



Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Paul Soper, 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 5/23/25 (date of document).

Affiant Signature

5/23/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

