Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1292700 DEEDWARR
07/02/2025 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20250702-0052282

39-B
File #25-1152

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Bare and Kelly Elizabeth Smith Bare (fka Kelly Smith), Husband and Wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Emily Siner and Edwin B. Groner, III, Wife and Husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Section One, Joywood Heights of record in Plat Book 1130, Page 91, 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 Michael Bare and Kelly Smith, husband and wife by Warranty Deed from Jennifer R. Bailey and William W. Bailey, wife and husband of record in Instrument No. 20201214-0146547 Register's Office for Davidson County, Tennessee, dated December 09, 2020 and recorded on December 14, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2024 Jones Circle, Nashville, TN 37207.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Emily Siner
Edwin B. Groner, III
2024 Jones Circle
Nashville, TN 37207

RESPONSIBLE FOR TAX PAYMENT
New Owners

TAX MAP-PARCEL #:
071-08-0-119.00

WITNESS THE EXECUTION HEREOF this 1st day of July, 2025.

Michael Bare

Kelly Elizabeth Smith Bare

State of Tennessee)
County of Davidson)

On this 1st day of July, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael Bare and Kelly Elizabeth Smith Bare, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/2026

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 625,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of July, 2025.

Notary Public

My Commission Expires: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 July 1, 2025.

Affiant Signature

7/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

