This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-6476-AP

Karen Johnson Davidson County
Batch# 1302707 DEEDWARR
07/25/2025 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20250725-0059118

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $660,000.00.

Ashley Barnard
Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 25th day of July, 2025.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Russell K. Barnard Ashley Barnard 506 Acklen Park Drive Nashville, TN 37205	Morgan Stanley Private Bank, N.A. 4270 Ivy Pointe Boulevard 4th Floor Cincinnati, OH 45245	104-01-4B-001-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Katherine Cameron Whatley, Trustee of Acklen Trust dated November 30, 2021** (individually and/or collectively, "Grantor"), transfer and convey unto **Russell K. Barnard and Ashley Barnard, 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:

Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit A, together with the appurtenant common elements of the Homes at 506 Acklen Park , created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 506 Acklen Park, of record in Instrument No. 20180222-0017030; as amended in Instrument No. 20190205-0011072; amendment being corrected by Scrivener's Affidavit of record in Instrument No. 20190502-0041006, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, as amended, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as amended. Reference is hereby made to the site-plan attached as exhibit to said Declaration, as amended, and the original plan: First Addition to Wrenwood Subd., of record in Book 2330, page 165; as amended in Instrument No. 20171127-0120439, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Katherine Cameron Whatley, as Trustee or the Successor Trustees under Acklen Trust, dated November 30, 2021 by Quitclaim Deed from Erin Pease and Jose Francisco Alvarado Arroyo, wife and husband, dated November 30, 2021, recorded December 14, 2021, of record in Instrument No. 20211214-0165154, Register's Office for Davidson County, Tennessee.

This is improved property located at: **506 Acklen Park Drive, Nashville, TN 37205**

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 their 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 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 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 25th day of July, 2025

GRANTOR:

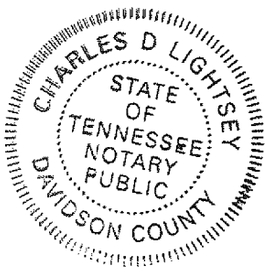
Acklen Trust dated November 30, 2021

By: _____
Katherine Cameron Whatley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Katherine Cameron Whatley, 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 she is the Trustee of Acklen Trust dated November 30, 2021, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of July, 2025.



_____
Notary Public
My Commission expires: 3/3/26

202507250059118

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 07/25/2025.

Affiant Signature

07/25/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/25/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

