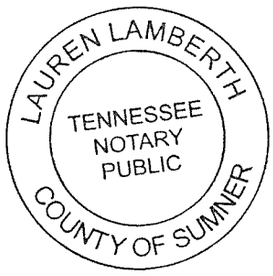
Karen Johnson Davidson County
Batch# 1313623 DEEDWARR
08/22/2025 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250822-0067305

THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8844-WE 	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 410,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2025. Notary Public MY COMMISSION EXPIRES: 04/03/29 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha N. Mueller	Novus Home Mortgage, a Division of Ixonia Bank	
3905 Oxbow Drive	20225 Water Tower Boulevard; Suite 400	042-12-0-053.00
Nashville, TN 37207	Brookfield, WI 53045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Brenda Barnhill Faulkner, joined by her spouse, John Faulkner, Sr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samantha N. Mueller, a single woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 80 on the Plan of Bellshire Estate, Section 3 of record in Plat Book 2133, Page 112, 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 Alton V Barnhill and wife, Joyce P Barnhill by Warranty deed from Ethan Allen Moon and wife, Bertha Bettina Moon of record in Book 3104, page 125, Register's Office for Davidson County, Tennessee, dated 8/5/1960 and recorded on 8/11/1960. Alton V Barnhill passed away 1/9/1997 and Betty P Barnhill passed away 4/13/2022.

Being the same property conveyed to Brenda Barnhill Faulkner by Quitclaim deed from Brenda Barnhill Faulkner, administrator for the estate of Betty P. Barnhill aka Joyce P Barnhill, of record in Instrument No. 20220711-0079193 Register's Office for Davidson County, Tennessee, dated 7/7/2022 and recorded on 7/11/2022. Affidavits of Heirship are recorded simultaneously herewith.

John Faulkner, Sr., spouse of Brenda Barnhill Faulkner, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3905 Oxbow Drive, 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, her 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, her 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.

Witness our hands this the 14th day of August, 2025.

Brenda Barnhill Faulkner

John Faulkner, Sr.

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brenda Barnhill Faulkner anad John Faulkner, Sr.**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of August, 2025.

My Commission expires: 11-8-27

Notary Public

JAMES R. WHEELHART NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 14, 2025.

J. Carlton Drumwright

August 14, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 14, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY