WARRANTY DEED

Karen Johnson Davidson County
Batch# 1314090 DEEDWARR
08/25/2025 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250825-0067972

File #**25-TL-6017-B**

(SEAL)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: 10/4/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Thomas Caldwell Barringer (NAME)	**CrossCountry Mortgage, LLC** (NAME)	
6017 B New York Avenue (ADDRESS)	**2160 Superior Avenue** (ADDRESS)	**091 02 3A 004.00**
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**Cleveland, OH 44114** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ANDREW RHEA AND CAYCE RHEA, HUSBAND AND WIFE,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

THOMAS CALDWELL BARRINGER, A SINGLE MAN,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors 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 Unit No. 4 as shown on Exhibit C of the Declaration of Covenants, Conditions, and Restrictions for 6015 AND 6017 NEW YORK AVENUE TOWNHOMES, of record in Instrument No. 20150316-0022178, and as amended in Instrument No. 20150330-0027184 and Instrument No. 20160217-0014949, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Andrew Rhea and Cayce Rhea, husband and wife, by Warranty Deed from Charles Wesley Slay and wife, Victoria Marie Slay, of record in Instrument No. 20171103-0112923, in the Register's Office of Davidson County, Tennessee, dated October 30, 2017 and recorded on November 03, 2017.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150316-0022178; as Amendment Recorded in Instrument No's. 20150330-0027184 and 20160217-0014949.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **6017 B New York Avenue, Nashville, TN 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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 my/our hand(s) this the **21st** day of **August, 2025**.

Andrew Rhea

Cayce Rhea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2025, before me personally appeared Andrew Rhea, 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 21st day of August, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2025, before me personally appeared Cayce Rhea, 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 21st day of August, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Jodi Jackson,** 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 this the 21st day of August, 2025.

Affiant Signature
Date 8/21/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028