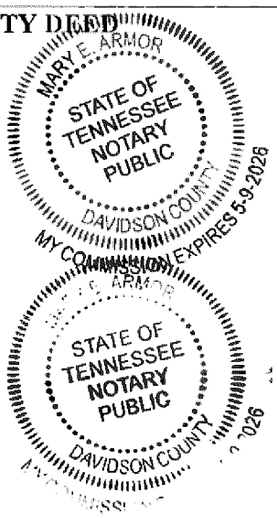
WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2025.

Notary Public

My commission expires:_____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: **Randen Lubart**	Send Tax Bills To: New owners	Map-Parcel Numbers **091-15-0E-017.00co**
615 Centerpoint Lane		
Nashville TN 37209		

Karen Johnson Davidson County
Batch# 1315791 DEEDWARR
08/28/2025 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20250828-0069079

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, WE,

Raymond Don Barnes Jr., a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randen Lubart, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 17 on the Plat of Richland Station, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Richland Station, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, Reference is hereby made to the Plat of Richland Station as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Richland Station of record in Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Raymond Don Barnes, Jr., and Leigh M. Barnes, husband and wife, by Warranty Deed dated December 15, 2015, from Richland Station, LLC, of record in Instrument No. 20151217-0127146, Register's Office for Davidson County, Tennessee. The said Raymond D. Barnes, Jr., and Marion L. Barnes (aka Leigh M. Barnes) having since divorced pursuant to the Memorandum and Final Decree, Docket No. 19D-97, Fourth Circuit Court of Davidson County, Tennessee, at Nashville, aka Divorce Decree as Civil Action No. 19D-97, and the said Marion L. Barnes having Quitclaimed her interest in said property to Raymond Don Barnes, Jr., by Quitclaim Deed dated March 25, 2022, of record in Instrument No. 20220420-0045634, said Register's Office for Davidson County, Tennessee. Raymond Don Barnes, Jr., having since remarried to Ruby Luong Wu.

Ruby Luong Wu, spouse of the above named Raymond Don Barnes, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as setout on Exhibit "C" attached to the Declaration of record in Instrument No. 20140213-0012916, said Register's Office.**

2) **Declaration of Covenants, Conditions and Restrictions for Richland Station, of record in Instrument No. 20140213-0012916, with By-Laws appended thereto as Exhibit "B" of record in Instrument No. 20140213-0012916, said Register's Office.**

3) **Charter for Richland Station Cottages Homeowners' Association, Inc., of record in Instrument No. 20140213-0012915, said Register's Office.**

4) **Subject to all matters as set out on the Boundary Plat of record in Instrument No. 20140220-0014719, said Register's Office.**

5) **Sanitary Sewers and/or Storm Drainage Easement of record in Book 5756, Page 615, said Register's Office.**

6) **Easement for Storm Sewers to the City of Nashville of record in Book 1711, Page 486, said Register's Office.**

7) **Unrecorded Sewer Easement referenced in the Deeds in Book 4418, Page 756 & Book 7791, Page 254, said Register's Office.**

8) **Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument No. 20131122-0120386, said Register's Office.**

9) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**

This is improved property, known as 615 Centerpoint Lane, 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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 28th day of August, 2025.

Raymond Don Barnes Jr.

Ruby Luong Wu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Raymond Don Barnes Jr. and Ruby Luong Wu, husband and wife** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **August, 2025**.

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 28, 2025 (date of document)

Regina Sullo

Affiant Signature

August 28, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 28 day of August, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026