WARRANTY DEED

Karen Johnson Davidson County
Batch# 1322660 DEEDWARR
09/16/2025 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $4,014.50
20250916-0073615

File #25-DW-1008-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,085,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Stein and Laura Stein	**NEW OWNER**	
(NAME)	(NAME)	
1006 Montrose Avenue		**118 01 0 203.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(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,

BRADLEY HASKINS BARNES AND ALLYCE MORGAN BARNES, CO-TRUSTEES OF BARNES FAMILY REVOCABLE TRUST DATED JANUARY 31, 2024,

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

DANIEL STEIN AND LAURA STEIN, HUSBAND AND WIFE,

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 Lot No. 111 on the plan of MONTROSE PLACE as of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 111 fronts 50.0 feet on the North side of Montrose Street or Avenue and runs back between parallel lines 160.00 feet to an alley.

Being the same property conveyed to Bradley Haskins Barnes and Allyce Morgan Barnes, Co-Trustees of the Barnes Family Revocable Trust dated January 31, 2024, by Quitclaim Deed from Bradley Haskins Barnes and Allyce Morgan Barnes, husband and wife, as tenants by the entirety, of record in Instrument No. 20240212-0009454, in the Register's Office of Davidson County, Tennessee, dated January 31, 2024 and recorded on February 12, 2024.

Being the same property conveyed to Bradley Haskins Barnes and Allyce Morgan Barnes, husband and wife, as tenants by the entirety, by Quitclaim Deed from Bradley H. Barnes, unmarried, of record in Instrument No. 20240212-0009453, in the Register's Office of Davidson County, Tennessee, dated January 31, 2024 and recorded on February 12, 2024.

Being the same property conveyed to Bradley H. Barnes, unmarried, by Warranty Deed from Trent M. Yates and Alexandra C. Yates, husband and wife, of record in Instrument No. 20170203-0011652, in the Register's Office of Davidson County, Tennessee, dated January 20, 2017 and recorded on February 03, 2017.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTROSE PLACE, as recorded in Plat Book 57, Page(s) 93.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1008 Montrose Avenue, Nashville, TN 37204**.

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 10 day of September, 2025.

Barnes Family Revocable Trust dated January 31, 2024

By:_____
Bradley Haskins Barnes, Co-Trustee

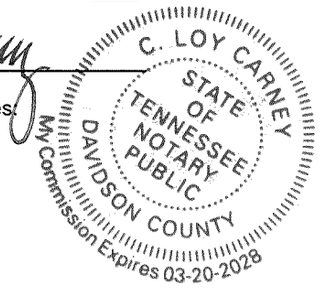
By:_____
Allyce Morgan Barnes, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of September, 2025, before me personally appeared Bradley Haskins Barnes and Allyce Morgan Barnes, Co-Trustees of Barnes Family Revocable Trust dated January 31, 2024, 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 10 day of September, 2025.

_____
Notary Signature
My commission expires:



True Copy Certification

I, **Denise Woods,** 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 10 day of September, 2025.

Denise Woods
Affiant Signature
Date 9-10-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of September, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES: _____

