THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number 25-5316
Parcel ID. 142-10-0B-110-00

Property Address:
721 Barlin Court, Nashville, TN 37221

`Karen Johnson Davidson County
Batch # 1333864 DEEDWARR
10/15/2025 10 28 27 AM 4 pgs
Fees $23 00 Taxes $1,369 00

20251015-0082015

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# Warranty Deed

**Send Tax Statements To:**
Same

**Name and Address of New Owner:**
Taylor Krug
721 Barlin Ct
Nashville, TN 37221

**KNOW ALL MEN BY THESE PRESENTS THAT:**

**FOR VALUABLE CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **SUSAN ALPERT, Executor of ESTATE OF BARBARA DEPRIEST f/k/a BARBARA ROSENFARB**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **TAYLOR KRUG**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Number 110 of Belle Point, Phase 3, a Planned Unit Development, of record in Book 6250, page 872, said Register's Office, to which plan reference is hereby made.

Being the same property conveyed to BARBARA ROSENFARB AND MARVIN ROSENFARB by Deed dated September 30, 2004 from SARAH JEAN HUNT n/k/a SARAH JEAN JUDD AND HUSBAND ISSAC JUDD, recorded October 6, 2004, in Instrument Number 20041006-0120909, in the Official Records of Davidson County, Tennessee MARVIN ROSENFARB died 5/26/2021 property vested to Barbara Rosenfarb as surviving tenant by the entirety. Barbara DePriest f/k/a Barbara Reosenfarb died testate 6/19/2025. Pursuant to her Last Will and Testament Probate #25PR-14519, in the Chancery Court for Williamson County, Tennessee, Susan Albert, as Executor of the Estate of Barbara DePriest, f/k/a Barbara Rosenfarb, is authorized to further convey said property.

This is improved property known as, 721 Barlin Court, Nashville, TN 37221

**The property conveyed herein was not the principal residence of the Grantor nor the Grantor's Spouse.**

**TO HAVE AND TO HOLD** same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

**AND I DO COVENANT** with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions

1 2025 Davidson County property taxes are a lien not yet due and payable

2 All matters on the Plan of record in Plat Book 6250, page 440 and Plat Book 6250, page 872, in the Register's Office for Davidson County, Tennessee.

3 Charter for Homeowners Association as contained in Book 6762, page 261 and Book 8016, page 858, Register's Office for Davidson County, Tennessee.

4 Quitclaim Deed for Homeowners Association for Open Spaces as contained in Book 6774, page 776, Book 6862, page 286 and Book 6999, page 982, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record in Book 6689, page 772, Book 6702, page 409, Book 6770, page 814, Book 6774, page 774, Book 6819, page 164, Book 6862, page 292, Book 6959, page 766, Book 7409, page 224, Book 7851, page 215, Book 9319, page 443, Instrument Number 20020130-0013252, Instrument Number 200510274-0130021 and Instrument Number 20141202-0110210, Register's Office for Davidson County, Tennessee.

6. Subject to easement for South Central Bell Telephone company of record in Book 4475, page 757, Register's Office for Davidson County, Tennessee.

7. Subject to sewer easement of record in Book 4613, page 509, Register's Office for Davidson County, Tennessee

**AND I DO FURTHER COVENANT** and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

**EDWIN DEPRIEST, husband of BARBARA DEPRIEST, joins in this conveyance for the purpose of relinquishing any right, title or interest he may have in said real estate by virtue of his marriage to BARBARA DEPRIEST, f/k/a BARBARA ROSENFARB.**

**IN TESTIMONY WHEREOF,** I have hereunto set my signatures, this 10th day of October, 2025.

ESTATE OF BARBARA DEPRIEST f/k/a BARBARA ROSENFARB

By: Susan Alpert
SUSAN ALPERT, Executor

EDWIN DEPRIEST

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **SUSAN ALPERT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the **Executor** of the **ESTATE OF BARBARA DEPRIEST f/k/a BARBARA ROSENFARB**, the within name bargainer, and that she as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate, as **Executor**, respectively

**WITNESS** my hand and official seal this 10th day of October, 2025.

Wanda S. Ezell, Notary Public
Notary Public

WANDA S. EZELL
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
09/19/2029

My Commission Expires:
09/19/2029

4. Quitclaim Deed for Homeowners Association for Open Spaces as contained in Book 6774, page 776, Book 6862, page 286 and Book 6999, page 982, Register's Office for Davidson County, Tennessee

5 Declaration of Covenants, Conditions and Restrictions of record in Book 6689, page 772, Book 6702, page 409, Book 6770, page 814, Book 6774, page 774, Book 6819, page 164, Book 6862, page 292, Book 6959, page 766, Book 7409, page 224, Book 7851, page 215, Book 9319, page 443, Instrument Number 20020130-0013252, Instrument Number 200510274-0130021 and Instrument Number 20141202-0110210, Register's Office for Davidson County, Tennessee

6 Subject to easement for South Central Bell Telephone company of record in Book 4475, page 757, Register's Office for Davidson County, Tennessee

7. Subject to sewer easement of record in Book 4613, page 509, Register's Office for Davidson County, Tennessee.

**AND I DO FURTHER COVENANT** and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever

**EDWIN DEPRIEST, husband of BARBARA DEPRIEST, joins in this conveyance for the purpose of relinquishing any right, title or interest he may have in said real estate by virtue of his marriage to BARBARA DEPRIEST, f/k/a BARBARA ROSENFARB.**

**IN TESTIMONY WHEREOF**, I have hereunto set my signatures, this _____ day of October, 2025.

ESTATE OF BARBARA DEPRIEST f/k/a BARBARA ROSENFARB

By:_____
SUSAN ALPERT, Executor

_____
EDWIN DEPRIEST

**STATE OF** _____
**COUNTY OF** _____

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **SUSAN ALPERT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the **Executor** of the **ESTATE OF BARBARA DEPRIEST f/k/a BARBARA ROSENFARB**, the within name bargainer, and that she as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate, as **Executor**, respectively

**WITNESS** my hand and official seal this _____ day of October, 2025

_____
Notary Public

My Commission Expires:
_____

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

**PERSONALLY** appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **EDWIN DEPRIEST**, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Franklin, Tennessee, this the 9 day of October, 2025.

My Commission Expires:
2-1-27. Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF** ~~WILLIAMSON~~ Cheatham

**I CERTIFY** and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $370,000.00.

Affiant

**SWORN TO** and subscribed before me on this 14th day of October, 2025.

Notary Public

12/21/2027
My Commission Expires

SHAA M. LOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON