RECORDING INFO	STATE OF Tennessee) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 1337302 DEEDWARR 10/22/2025 02:53:30 PM 3 pgs Fees: $18.00 Taxes: $1,443.00 20251022-0084296	The actual consideration for this transfer or value of property transferred (whichever is greater) is $390,000.00. John Larkins Affiant Sworn to and subscribed before me this 22 day of October, 20 25. Patti Robitaille Notary Public My Commission Expires: [illegible]
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	PATTI ROBITAILLE NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 03-03-2027

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
John Larkins 4160 Knipfer Road Joelton, TN 37080	New Owner(s)	021-00-0-216.00

THIS GENERAL WARRANTY DEED is made and effective as of the 22nd day of October, 2025 (the "***Effective Date***"), by and between:

NILA KAY BARBEE, AN UNMARRIED WOMAN ("***Grantor***"); and

JOHN LARKINS, AN UNMARRIED MAN ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY. STATE OF TENNESSEE. DESCRIBED AS FOLLOWS: TO-WIT:

TRACT I: Beginning at a point in the easterly edge of Knipfer Road, same being the southwest corner of a 150-foot lot conveyed to J. R. Boyte on September 30, 1960; thence leaving said road and running with the south line of said lot, South 88 degrees 40 minutes East 200 feet to a point; thence South 5 degrees East 100 feet to an iron pin; thence North 88 degrees 40 minutes West 200 feet to an iron pin in the easterly edge of Knipfer Road; thence northerly with the easterly edge of said Knipfer Road 100 feet to the beginning.

TRACT II: Beginning at a point in the easterly edge of Knipfer Road in the extreme northwest corner of the Boyte Land and running thence South 88 degrees 40 minutes East 200 feet to a point in the north line of the Boyte Land; thence South 5 degrees East 150 feet to an iron pin; thence North 88 degrees 40 minutes West 200 feet to an iron pin in the easterly edge of said Knipfer Road; thence northerly with the easterly edge of Knipfer Road 150 feet to the beginning.

Being the same property conveyed to William M. Barbee and wife Nila Kay Barbee by Warranty Deed from Mike Suggs and Joe L. Wall of record in Book 6609, Page 376,

Register's Office for Davidson County, Tennessee, dated July 12, 1985 and recorded on July 18, 1985.

William M. Barbee deceased on or about July 31, 2023. Nila Kay Barbee surviving tenant by the entirety.

This is improved property commonly known as 4160 Knipfer Road, Joelton, TN 37080.

This conveyance is being made subject to (i) taxes for the year 2026, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Nila Kay Barbee

Nila Kay Barbee

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, NILA KAY BARBEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of October, 2025.

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027

Patti Robitaille

Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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 October 22, 2025 (date of document).

Patti Robitaille

Affiant Signature

Date: _____

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 22nd day of October, 2025.

_____

Notary Public

My Commission Expires: 02/29/2028

