2025-1073

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-7452-CL

Karen Johnson Davidson County
Batch# 1339085 DEEDWARR
10/28/2025 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20251028-0085768

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $670,000.00.

Affiant

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 27th day of October, 2025.

Notary Public
My Commission Expires: 6/22/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Brett Barnett 3730 Park Avenue Nashville, TN 37209	New Owner	092 13 0 055.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Joseph C. Weber, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **William Brett Barnett, an unmarried man** (individually and collectively, "Grantee"), a 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. 15 of Block No. 8 on the plan of CHARLOTTE PARK 2ND ADDITION TO NASHVILLE, as of record in Plat Book 57, Pages 160 and 161, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the Northerly side of Park, formerly First, Avenue and runs back between parallel lines, with the Easterly margin of 38th Avenue, North, 150 feet to an alley.

Being the same property conveyed to Joseph C. Weber, by Final Decree Confirming Sale from Claudia C. Bonnyman, Clerk and Master, of record in Book 9507, Page 445, in the Register's Office of Davidson County, Tennessee, dated June 10, 1994 and recorded on November 01, 1994.

This is improved property located at: **3730 Park Avenue, Nashville, TN 37209.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2025.

GRANTOR:

Joseph C. Weber

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph C. Weber, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of October, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 10/27/25 (date of document).

Affiant Signature

10/28/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON