WARRANTY DEED

Karen Johnson Davidson County
Batch# 1341370 DEEDWARR
11/03/2025 08:19:30 AM 5 pgs
Fees: $28.00 Taxes: $1,165.50
20251103-0086975

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ivonna Smith	New owner	
(NAME)	(NAME)	
1904 Waveport Pl.		049120A03500CO
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Lolita Lashaunda Barnhill-Webb, Brian Moreland, Ashley Barnhill, Taylor Marie Allen, Rudell Lawrence Barnhill, and Anita Barnhill**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ivonna Smith**, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 35 on the Plan of PRESTWICK PLACE, of record in Instrument No. 20040723-0088164 , Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rudell Barnhill, unmarried, by Warranty Deed from Ricky Earps, of record in Instrument No. 20050927-0115748, in the Register's Office of Davidson County, Tennessee, dated September 23, 2005 and recorded on September 27, 2005. The said Rudell Barnhill died February 15, 2025. being the same property conveyed to Grantors by Affidavits of Heirship recorded in Instrument No. 20250422-0030417 and 20250422- 0030418 and Scriveners Affidavits to Correct Brian Isom Moreland's name of record at Instrument Nos 202510210083816 and 202510210083817 in said Register's Office, Tennessee. Lolita Lashaunda Barnhill-Webb is one as the same as Lolita Lashaunda Barnhill. Brian Moreland is one and the same as Brian Isom Moreland. Grantors warrant that this is not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 1904 Waveport Place Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 31st day of October, 2025.

Ashley Barnhill

Taylor Marie Allen

Rudell Lawrence Barnhill

Anita Barnhill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ashley Barnhill, Taylor Marie Allen, Rudell Lawrence Barnhill, and Anita Barnhill** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Witness my hand this 31st day of October, 2025.

Brian Moreland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Brian Moreland with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2025

Notary Public

My Commission Expires: 3.6.29

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MEMORIE WHITE

Witness my hand this 31st day of October, 2025.

Lolita Lashaunda Barnhill-Webb

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me (via audio/visual communication) a Notary Public in and for said State and County, duly commissioned and qualified, **Lolita Lashaunda Barnhill-Webb,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2025.

Notary Public

Notarized online using audio-video communication

My Commission Expires: 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 10/31/25 (date of document).

Affiant Signature

10/31/25
Date

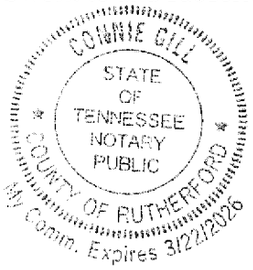
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31ST day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/22/26



NOTARY'S SEAL