THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052424** Karen Johnson Batch # 1341510 11/03/2025 10 31 20 AM Fees $13 00 Taxes $5,698 00 Davidson County DEEDWARR 2 pgs 20251103-0087259	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $1,540,000.00. Tracey Perry Affiant Subscribed and sworn to before me, this 31st day of October, 2025. amjerger Notary Public My Commission Expires: _____ ELIZABETH YERGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2026

WARRANTY DEED

Address New Owner: James A. Barnes & Caroline T. Barnes 3427 Amanda Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 07 4H 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Todd S. Schlamp, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James A. Barnes and Caroline T. Barnes, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of HOMES AT 3425 & 3427 AMANDA AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 3425 & 3427 AMANDA AVENUE, a Horizontal Property Regime, of record in Instrument Number 20170927-0098951, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Todd S. Schlamp, An Unmarried Man, by Warranty Deed from Richard S. Olszewski, Trustee of the Richard S. Olszewski Living Trust, Dated October 9, 2008, of record in Instrument No. 20200709-0074948, in the Register's Office of Davidson County, Tennessee, dated July 08, 2020 and recorded on July 09, 2020. Scrivener's Affidavit recorded in Instrument No. 20251103-0087258 in the Register's Office of Davidson County, Tennessee, dated October 30th, 2025 and recorded on 11-3, 2025

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 THE NORTH PART OF NOEL'S SUBDIVISION OF WATKINS GROVE, as recorded in Plat Book 547, Page(s) 156 and Resubdivision recorded in Instrument No. 20170922-0097650.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170927-0098951.

This is improved property located at 3427 Amanda Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of October, 2025.

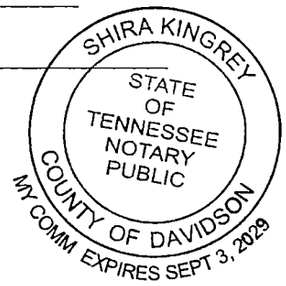
Todd S. Schlamp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Todd S. Schlamp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____



RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203