Karen Johnson Davidson County
Batch# 1346319 DEEDWARR
11/14/2025 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $5,457.50
20251114-0090861

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-33668-25

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,475,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2025.

NOTARY PUBLIC

My commission expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Zachary R. Barlar 837 Stockell Street Nashville, TN 37207	Same address as new owner	082-03-0-221.00

FOR AND IN CONSIDERATION of the sum of ONE MILLION FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($1,475,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TBC DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MELISSA E. BARLAR AND ZACHARY R. BARLAR, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 83 as shown on the Map entitled Dr. V.S. Lindsley's Addition to Edgefield, of record in Plat Book 57, page 25, (as erroneously shown as page 35 in previous deeds) said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TBC Development, LLC, by Warranty Deed dated December 04, 2024, from April Taylor, unmarried (aka April L. Taylor), of record in Instrument No. 20241211-0096275, said Register's Office.

The property was previously conveyed to April L. Taylor, a single woman by Warranty Deed dated September 18, 2020, from Kelleesa A. Ewing and Ernest Lee Hill, of record in Instrument No. 20200922-0108623, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 837 Stockell Street, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of November, 2025

GRANTOR(S)

TBC Development, LLC, a Limited Liability Company

By: _____
James Beach, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared James Beach, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon his oath acknowledged himself to be the Sole Member of TBD Development, LLC the within named bargainor and that as such Sole Member, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said James Beach as such Sole Member.

WITNESS my hand and seal, this the 7th day of November, 2025.

_____
Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

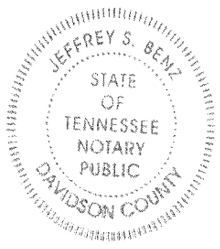
Certificate of Authenticity of Electronic Document

I, **Mike Boyd**, 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 **November 7, 2025**.

Mike Boyd
Date: November 13, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of November, 2025.



Notary Public
My commission expires: OCTOBER 4, 2027