Karen Johnson Davidson County
Batch# 1357470 DEEDWARR
12/12/2025 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.13
20251212-0099213

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $644,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/11/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 9·16·2029

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 9566-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Taylor Arnold Barnes and Sydney Marie Barnes	NEW OWNER	182-12-0A-007.00-CO
508 Appleseed Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Eduardo Galue and Stefanie Galue, husband and wife, and David E. Harris and Victoria C. Harris, husband and wife, as joint tenants

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Arnold Barnes and Sydney Marie Barnes, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 289 on the Plan of Section 1, Apple Valley, R10 Residential P.U.D., of record in Instrument No. 20020809-0096488, as corrected by Surveyor's Certificate of Correction, of record in Instrument No. 20021203-0148635, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eduardo Galue and Stefanie Galue, husband and wife and David E. Harris and Victoria C. Harris, husband and wife, All as joint tenants by Warranty Deed from David B. Hazzard and Brenda Hazzard, husband and wife of record in Instrument No. 20190201-0009837 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 01, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 508 Appleseed Court Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on December 11, 2025

Eduardo Galue

Stefanie Galue

David E. Harris

Victoria C. Harris

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Eduardo Galue, Stefanie Galue, David E. Harris, and Victoria C. Harris, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 11, 2025.

Notary Public

My Commission Expires: 9.10.2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 9566-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 12/11/25 (date of document).

Affiant Signature

12/12/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of December, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029