WARRANTY DEED

Karen Johnson Davidson County
Batch# 1357998 DEEDWARR
12/15/2025 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20251215-0099356

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/15/28
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy, 2nd Floor, Suite L, Murfreesboro, TN 37129

File No.: 2025-80788

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kelley Carpenter and Kevin May	New Owners	
(NAME)	(NAME)	
2740 Alvin Sperry Pass		
(ADDRESS)	(ADDRESS)	
Mount Juliet TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Eighty-Five Thousand And No/100 Dollars ($685,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLIFTON BARNETT AND KENDRA BARNETT, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN THOMAS MAY AND KELLEY DANNETTE CARPENTER, Husband and Wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 53, on the Final Plat of Phase 2, Lakeside Meadows, as shown by plat appearing of record in Instrument No. 20080512-0048984, of the Register's Office of Davidson County, Tennessee, to

which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Clifton Barnett and Kendra Barnett, husband and wife, by Warranty Deed from Trenton Duoris Thomas and Deniece L. Thomas, dated October 4, 2019, appearing of record in Instrument No. 20191009-0103643, of the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 2740 Alvin Sperry Pass, Mount Juliet, TN 37122
(House No.) (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 our hands this 11 day of December, 2025.

Clifton Barnett
Clifton Barnett

Kendra Barnett
Kendra Barnett

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 11 day of December, 20 25, before me personally appeared Clifton Barnett and Kendra Barnett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Kayla Dodd

My Commission Expires: 4-21-29

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-21-2029
RUTHERFORD COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 12/11/25.

Affiant Signature – Joshua A. Terry

12/12/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/12/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27