Karen Johnson Davidson County
Batch# 1369568 DEEDWARR
01/14/2026 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $4,366.00
20260114-0003313

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152875** KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,180,000.00. Affiant Subscribed and sworn to before me, this 13th day of January, 2026. Notary Public My Commission Expires: 3/28/28

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Earl Hull 827 Summerly Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 102 12 0 017.00

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, **John Bigham Barnett, IV, and Morgan Catherine Powell n/k/a Morgan Powell Barnett, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Earl Hull, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in the Eight Civil District of Davidson County, Tennessee, being Lot No. 110 on the Plan of HORTON HEIGHTS, SECTION X, of record in Plat Book 2133, Page 32, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John Bingham Barnett, IV and Morgan Catherine Powell, husband and wife, by Quitclaim Deed from John Bigham Barnett, IV, married, of record in Instrument No. 20211124-0156297, in the Register's Office of Davidson County, Tennessee, dated November 18, 2021, and recorded on November 24, 2021.

Being the same property conveyed to John Bingham Barnett, IV, single man, by Warranty Deed from Jacqueline DeSelms-Wolfe and Derek Wolfe, of record in Instrument No. 20160816-0085443, in the Register's Office of Davidson County, Tennessee, dated August 10, 2016, and recorded on August 16, 2016. Also see Scrivener's Affidavit of record in Instrument No. 20170206-0012219, Register's Office of Davidson County, Tennessee.

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 HORTON HEIGHTS SECTION X, as recorded in Plat Book 2133, Page(s) 32.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2135, Page 118.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 827 Summerly Drive Nashville TN 37209

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 13th day of January, 2026.

John Bigham Barnett, IV.

Morgan Powell Barnett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Bigham Barnett, IV. and Morgan Powell Barnett, 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 13th day of January, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, J. Trent Lehman, 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 1/13/26.

Date

Affiant Signature

1/13/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of January, 20 26.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

