Karen Johnson Davidson County
Batch# 1389114 DEEDWARR
03/05/2026 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260305-0017858

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153272**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me, this 4th day of March, 2026. Notary Public My Commission Expires: 02-08-30

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Crystal Truglia and Ryan Hunter Barnes 7521 Staffordshire Drive Nashville TN 37221	Send Tax Bills To: **Same as New Owner's**	Tax Information: Tax Parcel ID No. 141 15 0D 013.00

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, **Camille A. Carlin, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Crystal Truglia, an unmarried woman, and Ryan Hunter Barnes, an unmarried man, as Tenants in Common with the Right of Survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of RESUBDIVISION OF LOTS 12 THRU 16, 42 & 43, PHASE I, "SHEFFIELD" ON THE HARPETH, of record in Plat Book 6900, Page 182, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas E. Carlin and Camille A. Carlin, husband and wife, by Warranty Deed from Shirley Kassel Peat, widow, of record in Instrument No. 20110405-0026050, in the Register's Office of Davidson County, Tennessee, dated March 31, 2011, and recorded on April 05, 2011. The said Thomas E. Carlin died on February 06, 2022, leaving Camille A. Carlin as surviving tenant by the entirety.

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.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

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 RESUBDIVISION OF LOTS 12 THRU 16, 42 & 43, PHASE I, "SHEFFIELD" ON THE HARPETH, as recorded in Plat Book 6900, Page(s) 182.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY SURVEY, "SHEFFIELD" ON THE HARPETH, as recorded in Plat Book 6900, Page 9 as revised in Plat Book 6900, Page 395.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, "SHEFFIELD" ON THE HARPETH, as recorded in Plat Book 6900, Page 10 and 11.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6925, Page 900 and Book 7145, Page 954 as amended in Book 8505, Page 598; Book 8747, Page 97 and Book 9313, Page 806.

Charter for Sheffield on the Harpeth Homeowners Association, Inc. recorded as Book 6939, Page 983.
By-Laws for Sheffield on the Harpeth Homeowners Association, Inc. recorded as Book 7145, Page 964 as amended in Book 8146, Page 463 and Instrument No. 20241025-0083100.

Unanimous Consent of the Directors of Sheffield on the Harpeth Homeowners Association, Inc. recorded as Book 8276, Page 238.

This is improved property located at 7521 Staffordshire Drive Nashville TN 37221

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 4th day of March, 2026.

Camille A. Carlin

Camille A. Carlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Camille A. Carlin, 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 4th day of March, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: S-BR-26-7521

CERTIFICATE OF AUTHENTICITY

I, **Stephanie Woodall**, 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 **03/04/2026**.

Date

Stephanie Woodall

Affiant Signature

03/04/2026

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **4th** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: 02-05-30

Date

Notary's Seal (if on paper)

