Karen Johnson Davidson County
Batch# 1412085 DEEDWARR
04/28/2026 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260428-0036886

WARRANTY DEED

MATTIE MARTIN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

W-DTR-26-1315-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/05/29 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Metro Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**71-16-41.00**
3000 Meridian Blvd, Ste. 160		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JOE E. BARLOW, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the southerly 50 feet of the northerly 115 feet of the westerly 150 feet of Lot No. 3 on the Plan of A. I. Spain's Subdivision of Lischey Garden of record in Plat Book 161, page 116, said Register's Office.

Said part of Lot 3 fronts 50 feet on the easterly margin of Jones Avenue and runs back 150 feet between parallel lines to a dead line in the rear.

Included but Excluded in the above property as follows:

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County by WARRANTY deed from Joe E. & Doris Barlow of record in Instrument No. 20040408-0040241 Register's Office for Davidson County, Tennessee, dated 1/28/2004 and recorded on 4/8/2004. Tennessee 37207.

Being part of the same property conveyed to Joe E. Barlow et ux Doris Barlow by Warranty deed from S. L. Investments of record in Book 6247, page 310, Register's Office for Davidson County, Tennessee, dated 3/9/1984 and recorded on 3/12/1984. The said Doris Barlow having since died on November 1, 2022, leaving Joe E. Barlow as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2026 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 116, Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement of record in Instrument Number 20040408-0040241 , in the Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1315 Jones Ave, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27th DAY OF APRIL, 2026.

Joe E. Barlow

Joe E. Barlow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE E. BARLOW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of April, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 April 27, 2026 (date of document).

Brian Mitchell

Affiant Signature

Date April 27, 2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 27th day of April 2026.

Mattie Martin

Notary's Signature

MY COMMISSION EXPIRES: 11/05/29

