Karen Johnson Davidson County
Batch# 1414916 DEEDWARR
05/01/2026 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $680.80
20260501-0039034

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $184,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2026.

Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Integrity Real Investment LLC		**04311017200**
3012 WANAMAKER TRAIL		
NOELNSVILLE, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Barbara Jean Farmer, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Integrity Real Investment LLC

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 in Davidson County, Tennessee, being Lot No. 36, Second Revised Plan of Myatt and Eagan's Subdivision of Lots No. 2 and 3, Anderson Estates, of record in Book 1424, Page 150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Barbara Jean Farmer, by Quitclaim Deed from Barbara Jean Farmer, heir at law of Clay B Nipper, dated February 18, 2026, of record in Instrument No. 20260223-0013922, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Clay B Nipper, by Warranty Deed from Jerry Lee Clay and wife, Debra D Clay, dated April 22, 1994, of record in Book 9324, Page 68, in the Register's Office for Davidson County, Tennessee. Clay B Nipper died intestate on June 16, 2019 leaving Barbara Jean Farmer as his sole heir at law. Reference is hereby made to Affidavit of Heirship of record in Instrument No. 20260223-0013921, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 127 Archwood Dr, Madison, TN 37115.

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 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.

Barbara Jean Farmer Date: 4-28-26

Barbara Jean Farmer

_____ Date: _____

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Barbara Jean Farmer, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2026.

Kalyn Rachel Kratzer

NOTARY PUBLIC

My Commission Expires: 2/26/30

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 4/28/26 (date of document).

Affiant Signature

4/30/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

