Karen Johnson
Batch # 1415038
05/04/2026 09:20:53 AM
Fees: $13.00 Taxes: $564.25
Davidson County
DEEDWARR
2 pgs
20260504-0039218

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

LAURA DESMOND
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$152,500.00**

Subscribed and sworn to before me this 1 day of May, 2026

Notary Public **Affiant**

My Commission Expires: 8/20/2029

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Todd Barron & Brittany Barron **6253 N New Hope Rd** **Hermitage, TN 37076**	**Same as New Owner**	**087 00 0 139.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Tracie Wolfe, F/K/A Tracie Parkerson, an unmarried woman**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Todd Barron and Brittany Barron, husband and wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract or parcel of land lying and situated in the County of Davidson, State of Tennessee, to-wit:

Beginning at a point in the easterly margin of New Hope Road being the Northwest corner of the property conveyed to John D. McCormick, et ux of record in Book 5263, Page 781, Register's Office for said County and being the Northwest corner of the herein described property; thence south 81 deg. 40 min. east 105.5 feet to a point; thence south 83 deg. 15 min. east 150.0 feet to a point; thence south 2 deg. 30 min. west 143.2 feet to a point; thence south 87 deg. 08 min. west 150.0 feet to a point; thence south 89 deg. 38 min. west 54.1 feet to a point in the easterly margin of New Hope Road; thence with said margin, North 14 deg. 04 min. west 179.9 feet to the point of beginning.

BEING the same property conveyed to William T. Lambert and Josephine Lambert by Cash Deed for Tennessee from the Secretary of Housing and Urban Development, of record in Book 8803, Page 345, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tracie Parkerson by Quitclaim Deed from William T. Lambert, a married male and Josephine Lambert, a married female, of record in Instrument No. 20210510-0062117 Register's Office for Davidson County, Tennessee, dated 3/12/2021 and recorded on 5/10/2021. (Value of consideration shown in aforementioned deed $0.00.)

Tracie Parkerson is one in the same person as Tracie Wolfe, married to Michael Colton Wolfe. Michael Colton Wolfe now deceased having died on 12/29/2025.

This is ( ) unimproved (X) improved property known as: 6253 N New Hope Rd, Hermitage, TN 37076

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this the 30th day of April, 2026.

Tracie Wolfe

Tracie Wolfe, F/K/A Tracie Parkerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Park,** a Notary Public in and for said County and State, **Tracie Wolfe, F/K/A Tracie Parkerson,** the within named Bargainors, 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 and official seal at Goodlettsville, Tennessee this the 30th day of April, 2026.

D Park

NOTARY PUBLIC
My Commission Expires: 2/10/2030

DEVIN PARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES FEBRUARY 10, 2030