WARRANTY DEED

Karen Johnson Davidson County
Batch# 1418749 DEEDWARR
05/11/2026 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20260511-0042278

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-5-28

(AFFIX SEAL)

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Casey Barnes		053-03-0-068.00
(NAME) 1205 Birdsall Street	(NAME) **Same As New Owner**	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, **Thomas G. Westermeier, and wife and Marie Jo Westermeier,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Casey Barnes and Laura Barnes, a married couple, as tenants by the entirety,** hereinafter called the GRANTEE(S), his/her/their 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. 38 of Section "B" on the plan of Village of Old Hickory Subdivision as of record in Book 1424, page 67, Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Marie Jose Westermeier and husband, Thomas G. Westermeier by Warranty Deed from Gary R. Carson, unmarried, dated 03/07/2011, of record in Instrument No. 20110309-0018949, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to TMJ Investments, LLC by Quitclaim Deed from Thomas G. Westermeier and wife, Marie Jose Westermeier, dated 06/29/2013, of record in Instrument No. 20130701-0067173, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas G. Westermeier and wife, Marie Jo Westermeier, by Quitclaim Deed from TMJ Investments, LLC, a Tennessee Limited Liability Company, dated 04/01/2025, of record in Instrument No. 20250408-0026352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1205 Birdsall Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 7th day of May, 2026.

Thomas G. Westermeier

Marie Jo Westermeier

State of Texas
County of Cameron

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas G. Westermeier and Marie Jo Westermeier, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of May, 2026.

Notary Public:
My Commission Expires: 8.19.2026

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

NOTARY PUBLIC STATE OF TEXAS
CHRISELLA F REYNA
Notary ID #6800777
My Commission Expires
August 19, 2026

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 5-8-26.

Affiant Signature — Date: 5-8-26

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8 day of May, 2026.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON