Karen Johnson Davidson County
Batch # 1426846 DEEDWARR
06/01/2026 10:35:09 AM 2 pgs
Fees: $13.00 Taxes: $1,341.25
20260601-0048992

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kristen Nicole Barnes 5129 Amalie Drive Nashville, TN 37211	Mortgage Investors Group 10118 Parkside Dr, Ste 100 Knoxville, TN 37922	161070-10100

THIS INDENTURE, made this 29th day of May, 2026 between

Betty J. Barnes, an unmarried woman and Penny Barnes, a married woman

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Kristen Nicole Barnes, unmarried woman

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 23, on the plan of Section One, McMurray Wood Addition, of record in Book 4675, Pages 6 & 7, Register's Office for said County. Said Lot No. 23 fronts 75.0 feet on the Westerly margin of Amalie Drive and extends back 180.0 feet on the Northerly line and 143.15 feet on the Southerly line to a dead line in the rear, measuring 83.56 feet thereon.

Being the same property conveyed to Betty J. Barnes, an unmarried woman and Penny Barnes, a married woman as tenants in common with right of survivorship by Quitclaim Deed dated 4/10/17 from Tammy Mellons, Trustee of record in Instrument No. 20170418-0037601, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 5129 Amalie Dr, Nasvhille, TN 37211.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2026 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her/their hand and seal the day and year first above written.

Betty J. Barnes

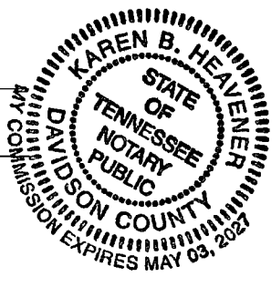
Penny Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Betty J. Barnes and Penny Barnes, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 29th day of May, 2026.

Karen B. Heavener
Notary Public
My Commission Exp:_____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $362,500.00.

Affiant

Sworn to and subscribed before me, this 29th day of May, 2026.

Karen B. Heavener
Notary Public
My Commission Exp:_____

