Karen Johnson
Batch # 1436291
06/22/2026 08:43:47 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20260622-0055660

THIS INSTRUMENT PREPARED BY AND RETURN TO:
ROBERT D. MALIN
1150 Black Oak Drive
Murfreesboro, TN 37128
RobMalinEsq@gmail.com
(615) 968-3006

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, KARI BARNHART, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto the KEB LIVING TRUST dated the 1st day of May, 2026, hereinafter called the Grantee, and said Trustee's successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Phase Three Villages of Brentwood, of record in Plat Book 6250, Page 918, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

This real property being all or part of the property conveyed to the Grantor by deed of record in Instrument No. 20130913-0096872 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Instruments of record in Plat Book 6250, page 918; Book 6143, Page 11, as amended in Book 6393, Page 495, Book 6852, page 497, Book 7207, Page 251 and Book 8507, Page 831, Book 6158, page 352; Book 9718, page 624, Book 2335, page 221, Book 2338, pages 222 and 226, Instrument No. 20130419-0039360, Register's Office for Davidson County, Tennessee. This real property is subject to any real estate taxes not yet due and payable and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(1)(C)(vi).

WITNESS the Grantor's hand on this 1st day of May, 2026.

Kari Barnhart
KARI BARNHART

STATE OF TENNESSEE
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared KARI BARNHART, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he/she executed the within instrument of his/her own free act and deed for the purposes therein contained.

WITNESS my hand this 1st day of May, 2026.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 2, 2029

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC My Comm Exp. July 2, 2029

New Owner Name and Address: KEB LIVING TRUST 4945 Yorkshire Rd Nashville, TN 37211	Mail Tax Notice to: KEB LIVING TRUST 4945 Yorkshire Rd Nashville, TN 37211
Property Address: 4945 Yorkshire Rd Nashville, TN 37211	Parcel Id Number: 161-10A-222.00CO
This conveyance is exempt from recordation tax under TCA § 67-4-409 (a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of TCA § 67-4-409 (a)(1)(E).	