Karen Johnson
Batch # 1436291
06/22/2026 08:43:47 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20260622-0055661

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, KAREN E. BARNHART, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto the K. E. BARNHART 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. 103, on the Plan of Villages of Brentwood, Phase Two, a Planned Unit Development, as of record in Book 6250, Page 169, and as amended in Book 8484, Page 140, by Surveyor's Certificate of Correction, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

KAREN E. BARNHART is one and the same as KAREN BARNHART. This real property being all or part of the property conveyed to JAMES BARNHART and KAREN BARNHART, husband and wife, by deed of record at Instrument No. 20171206-124379 in the Register's Office of Davidson County, Tennessee. JAMES BARNHART died on or about March 15, 2024. Grantor covenants and warrants that Grantor was married to JAMES BARNHART at the time of death and that they had been continuously married since the acquisition of the real property. Grantor conveys herein as the surviving tenant by the entirety.

This conveyance is made subject to all of the following:

The Plan of record in Plat Book 6250, Page 169 and corrected by Book 8484, page 140, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in an instrument of record in Book 6143, Page 11, Book 6398, Page 495, Book 6852, Page 497, Book 7207, page 251, Book 11526, Page 579, Book 8507, Page 831 and Instrument No. 20000606-0056066, Register's Office for Davidson County, Tennessee. Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20001214-0122894, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 11078, Page 919 and Instrument No. 20040622-0073413, Register's Office for Davidson County, Tennessee. Water Main Easement of record in Book 8197, Page 338, Register's Office for DAVIDSON County,

Tennessee. Charter for Homeowners Association of record in Book 6158, Page 352 and amended in Instrument No. 20000606-0056067, Register's Office for DAVIDSON County, Tennessee. Deed of Conveyance of record in Book 6897, Page 120 and Book 6897, page 184, Register's Office for Davidson County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. Subject to rights of others in and to common areas / elements. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed. Subject to HOA dues, if any. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. This real property is subject to city and county 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.

KAREN E. 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 Karen E. 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

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

New Owner Name and Address: K. E. BARNHART LIVING TRUST 114 Dalewood Dr. Winchester, TN 37398	Mail Tax Notice to: K. E. BARNHART LIVING TRUST 114 Dalewood Dr. Winchester, TN 37398
Property Address: 5337 Hunters Ridge Nashville, TN 37211	Parcel Id Number: 161-10-0-A-120.00CO
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).	