Karen Johnson Davidson County
Batch# 1439049 DEEDWARR
06/29/2026 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $314.50
20260629-0058763

Prepared by: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 2678 Townsend Court, Ste A, Clarksville, TN 37043, (931) 647-1501

HALEY ALEXANDRIA BARR WEBB ET AL

TO: WARRANTY DEED

BEN COMAN

THIS DEED OF REALTY, executed as of the 24th day of June, 2026, by Grantors, HALEY ALEXANDRIA BARR WEBB, married, and ASHLEY MARIE BARR, unmarried, to Grantee, BEN COMAN, a married man,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him, and to his successors and assigns forever, in fee simple, certain realty situated in the 6th Civil District of Davidson County, Tennessee, being bounded and described as follows:

BEING land in Davidson County, Tennessee, being Apartment Unit No. 7-1 of Robin Hood Condominiums created under Title 64, Section 2701 Et. Seq., as amended, Tennessee Code annotated, and as established by Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, Page 524 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

BEING the same property conveyed to G. FayeWilson by Special Warranty Deed dated August 18, 2004, from Federal Home Loan Mortgage Corporation, recorded August 31, 2004 of record in Instrument No. 20040831-0105244, Register's Office for Davidson County, Tennessee. G. Faye Wilson died July 19, 2010. Reference is made to Order to Probate Will for Establishing Muniment of Title of record in Instrument No. 20220726-0085021, Register's Office for Davidson County, Tennessee, wherein property was vested in Donald Stuart Gibson and Mitzi Renae Barr as to Last Will and Testament of G. Faye Wilson filed with the Davidson County Chancery Court, Estate No. 22P39.

Donald Stuart Gibson died intestate March 13, 2021, survived by his father, Donald Bearley Gibson. Reference is made to Affidavit of Heirship of record in Instrument No. 20250626-0050589, Register's Office for Davidson County, Tennessee, vesting his one-half interest to Donald Bearley Gibson.

Donald Bearley Gibson died intestate on April 28, 2022, survived by his granddaughters, Haley Alexandria Barr Webb and Ashley Marie Barr. Reference is made to Affidavit of Heirship of record in Instrument No. 20250627-0050776, Register's Office for Davidson County, Tennessee, vesting his one-half interest to Haley Alexandria Barr Webb and Ashley Marie Barr.

Mitzi R. Barr died March 29, 2019. Reference is made to Petition to Probate the Last Will and Testament of Mitzi R. Barr in Solemn Form filed April 24, 2019, in the Chancery Court for Montgomery County, Tennessee, Probate Division, No. MC CH CV PB 19-124, vesting all assets personal and real to her husband, Joseph Haley Barr, III.

Joseph Haley Barr, III, died March 29, 2019. Reference is made to Petition to Probate the Last Will and Testament of Joseph Haley Barr, III, in Solemn Form filed April 24, 2019, in the Chancery Court for Montgomery County, Tennessee, Probate Division, No. MC CH CV PB 19-125, vesting all assets personal and real to his daughter, Haley Alexandria Barr.

Haley Alexandria Barr Webb owning three-fourths (3/4) and Ashley Marie Barr owning one-fourth (1/4) interest in and to subject property, by Affidavit of Heirship of record in Instrument No. 20250627-0050776; and by Last Will and Testament of Mitzi R. Barr of record in Montgomery County Chancery Court, Probate No. MC CH CV PB 19-124; and Last Will and Testament of Joseph Haley Barr III of record in Montgomery County Chancery Court, Probate No. MC CH CV PB 19-125.

Property is not the residence of either of the herein Grantors.

This conveyance is made subject to (1) building setback lines, utility and drainage easement and all other matters as shown on the aforementioned plat of record in Book 5200, Page 124; and Master Deed of record in Book 5388, Page 124; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record, Register's Office for Davidson County, Tennessee.

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

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for 2026 taxes which have been prorated as of the date herein and Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the day written first herein.

GRANTOR:

HALEY ALEXANDRIA BARR WEBB

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally, appeared before me, the undersigned authority, a Notary Public for said County and State, Haley Alexandria Barr Webb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 24th day of June, 2026.

Notary Public
My Commission Expires:

[*Notary Seal*]

MARTHA J OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 16, 2029
COUNTY OF MONTGOMERY

GRANTOR:

ASHLEY MARIE BARR

STATE OF TENNESSEE :
:
COUNTY OF ~~ROBERTSON~~ Montgomery :

Personally, appeared before me, the undersigned authority, a Notary Public for said County and State, Ashley Marie Barr, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 24th day of June, 2026.

ASHLEY C. JAMES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public
My Commission Expires: 07/21/2029

[*Notary Seal*]

Property Owners Name and Mailing Address:

BEN COMAN
P.O. Box 303
Madison, TN 37116

Person or Entity Responsible for Payment of Property Taxes:

SAME / OWNER

Property Address:

323 Forest Park Road, Unit 7-1
Madison, TN 37115

Map and Parcel No.:

043 13 0A 081.00

STATE OF TENNESSEE, MONTGOMERY COUNTY:
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $85,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 24th day of June, 2026.

NOTARY PUBLIC

MARTHA J OGLE TENNESSEE NOTARY PUBLIC My Comm Exp. MAY 16, 2029 COUNTY OF MONTGOMERY

My Commission Expires: _____

[*Affix Notary Seal*]

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/24/2026 (date of document).

Affiant Signature

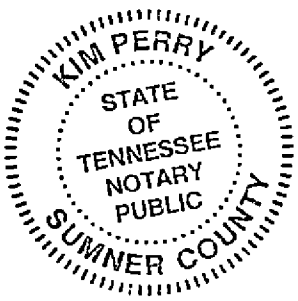
6/24/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 24th day of June, 2026.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29