Karen Johnson Davidson County
Batch# 1440937 DEEDWARR
07/01/2026 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260701-0059516

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JUNE, 2026

Notary Public

MY COMMISSION EXPIRES: 9-5-2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OO MEH	New Owners	**033-04-0D-120.00CO**
(NAME) **140 DRY CREEK COMMONS DR.**	(NAME)	
(ADDRESS) **GOODLETTSVILLE, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, HEATHER A. BARTFIELD AND HUSBAND, JEREMY J. BARTFIELD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OO MEH, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND 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 Unit 120, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Dry Creek Commons of record as Instrument No. 20200529-0055770, and being shown on Plat attached thereto as Exhibit "B", and said plat being re-recorded in Instrument No. 20200612-0060166, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Heather A. Bartfield and Jeremy J. Bartfield, wife and husband, by deed from Vastland Northcrest Development, LLC, of record in Instrument No. 20220429-0049975, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters as shown on Plan of record in Plat Book 9700, page 388, Plat Book 6250, page 206, and Plat Book 2133, page 43; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of record in Book 10087, page 124, Instrument No. 20200529-0055770, re-recorded in Instrument No. 20200612-0060166, and amendment to Declaration in Instrument No. 20220222-0019942 and Instrument No. 20220222-0019943; Charter-HOA of record in Instrument No. 20200612-0060463; Water Line Easement Agreement of record in Instrument No. 20190820-0083473; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage and Appurtenances of record in Instrument No. 20200615-0061038; Transmission Line Easements of record in Book 1153, page 652, Book 3223, page 325,

Book 3223, page 327; Easements for Sanitary Sewers of record in Book 4472, page 271, Book 4805, page 797, Book 5083, page 272; Non-Exclusive Easement for Ingress and Egress of record in Book 6448, page 60; Deed of Dedication of record in Book 6636, page 832; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **140 DRY CREEK COMMONS DR., GOODLETTSVILE, TN 37072**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness our hands this 15th day of June, 2026.

Heather A. Bartfield
HEATHER A. BARTFIELD

Jeremy J. Bartfield
JEREMY J. BARTFIELD

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HEATHER A. BARTFIELD AND JEREMY J. BARTFIELD,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of June, 2026.
Notarized remotely using audio-video communication technology via Proof.

My commission expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Online Notary Public
My Commission Expires
May 16, 2027

202607010059516

Certificate of Authenticity

I, Holly A Mason, 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 6/30/26.

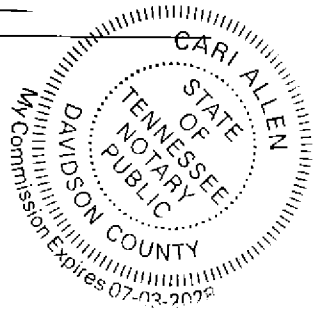
Holly A Mason
Affiant Signature

6/30/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 30 day of June, 2026.

Notary's Signature



(Notary Seal)