RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-39939-26

Karen Johnson Davidson County
Batch# 1443024 DEEDWARR
07/07/2026 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260707-0061220

**WARRANTY DEED**

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2026

NOTARY PUBLIC

My commission expires: 11.28.26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason Esau and Amanda Josephine Modloff Esau<br>1047 Mitchell Road<br>Nashville, TN 37206 | Same address as new owner | 083-08-0-016 |

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED THOUSAND AND 00/100 Dollars ($600,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GOLDEN RANDALL BARNES, II AND KELSEY ELAINE BARNES, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JASON ESAU AND AMANDA JOSEPHINE MODLOFF ESAU, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 29 on the Plan of Rosewood Heights, Section II, of record in Book 2133, page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Golden Randall Barnes, II, and Janis Barnes, as joint tenants with right of survivorship, from Golden Randall Barnes, II by Quitclaim Deed dated February 13, 2009 and recorded February 23, 2009 in Instrument #20090223-0015544, said Register's Office. The said Janis Barnes having died March 23, 2023, leaving Golden Randall Barnes, II, as surviving tenant by the entirety.

Golden Randall Barnes, II has since married Kelsey Elaine White, aka Kelsey Elaine Barnes. Kelsey Elaine Barnes joins in this conveyance to convey and any all interest that she may have, marital or otherwise, in the above referenced property, now or hereafter.

Also being the same property conveyed to Golden Randall Barnes, II, unmarried, by deed from P. Lynne Reynolds and Colleen J. Carson, both unmarried, dated May 30, 2002, and of record in Instrument No. 20020531-0066024, in the Register's office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 1047 Mitchell Road, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6th day of July, 2026

GRANTOR(S)

Golden Randall Barnes, II

Kelsey Elaine Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Golden Randall Barnes, II and Kelsey Elaine Barnes, 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 seal, this the 6th day of July 2026.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/6/26 (date of document).

Jennifer L Pennell

7/6/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 6th, 2026.

Notary's Signature

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

My Commission Expires: _____

Notary's Seal