WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1480790 DEEDWARR
10/05/2026 04:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20261005-0091677

File #26-TC-3518-CP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER IS $775,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF October, 2026.

Notary Public
MY COMMISSION EXPIRES: 3.6.29

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Huy Tran and Sengdeuane Tran	New owner	
(NAME)	(NAME)	
1906 Glen Echo Rd		**118 14 0 131.00**
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBERT B. BARR, JR. AND ROBERT B. BARR, JR. AS GUARDIAN OF KIMBERLY RUTH BARR (KIMBERLY BARR),

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

HUY TRAN AND SENGDEUANE TRAN, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 63 on the MAP OF LONGVIEW MANOR, SECTION 1 & 2, of record in Book 1424, Page 127, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CHARLES M. LEWIS, by Warranty Deed from EDWIN D. SCHREIBER, JR., and BARBARA J. LEWIS, of record in Instrument No. 20070117-0006934, in the Register's Office for Davidson County, Tennessee, dated January 10, 2007, and recorded on January 17, 2007. The said CHARLES MICHAEL LEWIS died on April 14, 2019. The Last Will and Testament of CHARLES MICHAEL LEWIS file as Case No. 22P1782 bequests the subject property to LISA MICHELLE BARR. The said LISA MICHELL BARR died on December 31, 2022, leaving KIMBERLY BARR and husband ROBERT BARR, as sole heirs at law, as shown in Affidavits of Heirship of record in Instrument No. 20260114-0003317 and Instrument No. 20260114-0003318.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the Map of Longview Manor, Sections 1 & 2, as recorded In Book 1424, Page 127.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3518 Pleasant Valley Road, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1st day of October, 2026.

Robert B. Barr, Jr.

Robert B. Barr, Jr. as Guardian of Kimberly Ruth Barr (Kimberly Barr)

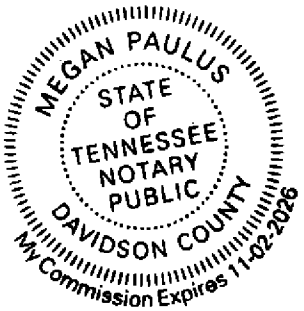
By: Robert B. Barr, Jr.
Robert B. Barr, Jr., Gaurdian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2026, before me personally appeared Robert B. Barr, Jr. as Guardian of Kimberly Ruth Barr (Kimberly Barr), to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of October, 2026.

Megan Paulus
Notary Signature
My commission expires:

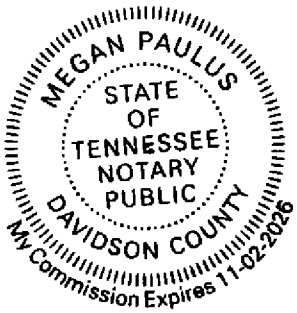


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2026, before me personally appeared Robert B. Barr, Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of October, 2026.

Megan Paulus
Notary Signature
My commission expires:



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 the _____ day of 10/1/26, 2026.

Affiant Signature

10/1/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of October, 2026.

Notary's Signature

(Notary Seal)

My Commission Expires: 7/14/2030

