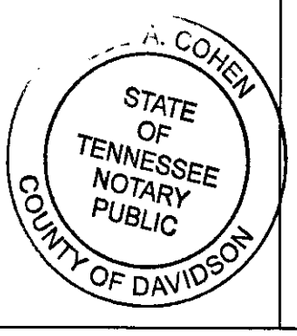
Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MARCH, 2020. Notary Public MY COMMISSION EXPIRES: MAY 2, 2022 (AFFIX SEAL)



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
VIVIAN S. SHIELDS	**SAME**	**103-04-0-068.00**
(NAME) **1005 GREENWICH PARK**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 380211 **DEEDWARR**
04/01/2020 09:32:26 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20200401-0034823

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, **I, JAMES MICHAEL BARRETT, JR., INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF JEAN CAROLYN DOWDY BARRETT,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIVIAN S. SHIELDS,** 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 the westerly 40 feet of Lot No. 204, Block 12, on the plan of Charlotte Park, 1st Addition, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate property description.

Said wsterly part of Lot No. 204 fronts 40.0 feet on the southerly margin of Idaho Avenue and extends back between parallel lines 150 feet to a dead line at an alley.

Being the same property conveyed to James Michael Barrett, Sr. and wife, Jean D. Barrett by deed from William S. Dickerson and wife, Sherry G. Dickerson of record in Book 5213, page 18, dated October 21, 1977, said Register's Office. Further being divested out of James Michael Barrett, Sr., and vested absolutely in Jean Carolyn Dowdy Barrett by Final Decree of Absolute Divorce of record in Book 5817, page 596, dated December 6, 1980, said Register's Office. The said Jean Carolyn Dowdy Barrett having since died testate on or about August 21, 2019 leaving her son **JAMES MICHAEL BARRETT, JR.**, her Executor and Devisee. Pursuant to the Last Will and Testament of Jean Carolyn Dowdy Barrett, filed of record in the Seventh Circuit Court, for Davidson County, Tennessee, Probate Division, bearing Docket No. 19P-1631, said Will directs the subject property to be administered as par of the State, subject to the control of the Executor, James Michael Barrett, Jr..

This conveyance is subject to matters shown on the Plan of record in Plat Book 57, page 103 and any and all easements and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR, JAMES MICHAEL BARRETT, JR.

Unimproved ( )
This is improved(X) property, known as **4303 IDAHO AVENUE, NASHVILLE, TN 37209**

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 my hand this 31 day of March, 2020.

Jean Michael Barrett Jr.
Executor of the Estate of
Jean Carolyn Dowdy Barrett

JAMES MICHAEL BARRETT, JR.
EXECUTOR OF THE ESTATE OF JEAN CAROLYN DOWDY BARRETT

Jean Michael Barrett Jr.
JAMES MICHAEL BARRETT, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES MICHAEL BARRETT, JR., individually and as Executor of the Estate of Jean Carolyn Dowdy Barrett,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31 day of March, 2020.

My Commission expires: May 2, 2022

Lee A. Cohen
Notary Public

