Karen Johnson Davidson County
Batch# 408358 DEEDWARR
06/01/2020 08:03:30 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20200601-0055806

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

Subscribed and sworn to before me, this 13th day of May, 2020.

Notary Public
My commission expires: 11.8.22

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

13-2004-133662

Address of New Owner:	Send Tax Bills to:	Tax Information:
Julia McClendon 3605 Fleetwood Blvd Hermitage TN 37076	SAME	086-14-0-B-010.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dallas Barrett and Olivia Mitchell**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Julia McClendon**, hereinafter called the Grantees, their successors 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 Lot No. 10, on the Plan of Revised Final Plat (erroneously omitted in prior deed), Fleetwood Subdivision, Phase One, of record in Book 6900, Pages 465 and 466, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara M. Wharton by deed from Ken Lokey Homes, Inc., dated November 22, 1991, recorded December 2, 1991, of record in Book 8498, Page 548, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Barbara Sales, an unmarried woman by Quitclaim Deed from Barbara M. Wharton, n/k/a Barbara M. Sales, dated August 17, 2010, recorded August 27, 2010, of record in Instrument No. 20100827-0068093, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dallas Barrett and Olivia Mitchell by deed from Barbara M. Sales, unmarried, dated March 28, 2019, recorded April 1, 2019, of record in Instrument No. 20190401-0029331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3605 Fleetwood Blvd, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of May, 2020.

Dallas Barrett

Olivia Mitchell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dallas Barrett and Olivia Mitchell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 11th day of May, 2020.

Notary Public

My Commission expires: 03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, John A. Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A. Bell Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ANN LOWMAN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Notary Seal (If on paper)