RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT200600266

WARRANTY DEED

Karen Johnson Davidson County
Batch# 431927 DEEDWARR
07/07/2020 12:10:22 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20200707-0073075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 6th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 4.18.21

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BH Rental, LLC	**BH Rental, LLC**	**118-04-0-123.00**
P.O. Box 40103	**P.O. Box 40103**	
Nashville, TN 37204	**Nashville, TN 27104**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kelly Ann Pickett and Rodney Lee Pickett, Jr. and Cynthia Lynn Sherrill, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BH Rental, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot Seventeen (17) of Hurdwood Heights, Section 2, as of record in Book 2330, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 70 feet on the southerly side of Fairlane Drive and runs back 167.4 feet on the westerly line and 167.5 feet on the easterly line to a dead line measuring 69.7 feet thereon.

BEING the same property conveyed to Kelly Ann Pickett, Cynthia Lynn Sherrill and Rodney Lee Pickett, Jr. by Quitclaim Deed from Kelly Ann Pickett, in her capacity as Personal Representative of the Estate of Rodney Lee Pickett, dated 11/25/2019 and recorded 11/27/2019 in Instrument No. 20191127-0122821, Register's Office for Davidson County, Tennessee.
BEING the same property previously conveyed to Rodney L. Pickett and wife, Betty Jean Pickett, as tenants by the entirety by Warranty Deed from Myrtle R. Cole, a widow, dated 1/11/1960 and recorded 1/11/1960 in Book 3000, Page 39, Register's Office for Davidson County, Tennessee. The said Betty Jean Pickett having since reportedly predeceased Rodney L. Pickett. Rodney L. Pickett having died on October 17, 2008, with his Last Will and Testament being probated in the Davidson County Probate Court in Docket No. 08P1730. Pursuant to the terms of his will, Rodney L. Pickett named Kelly Ann Pickett as Executor of his Estate, and in Item III of said Will, Rodney L. Pickett devised the above referenced property to Kelly Ann Pickett, Cynthia Lynn Sherrill and Rodney Lee Pickett, Jr.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **543 Fairlane Dr., Nashville, TN 37211**
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 6th day of July, 2020.

Kelly Ann Pickett

Kelly Ann Pickett

Rodney Lee Pickett, Jr by Kelly Ann Pickett, Attorney in Fact

Rodney Lee Pickett, Jr. by Kelly Ann Pickett, Attorney in Fact

Cynthia Lynn Sherrill by Kelly Ann Pickett

Cynthia Lynn Sherrill by Kelly Ann Pickett,
Attorney in Fact Attorney in Fact

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 Kelly Ann Pickett, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 6th day of July, 2020.

Commission Expires: 4·18·21

Patricia L Hurtt
Notary Public

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of July, 2020, before me personally appeared Kelly Ann Pickett to me known to be the person who executed the foregoing instrument in behalf of Rodney Lee Pickett, Jr. and Cynthia Lynn Sherrill as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Rodney Lee Pickett, Jr. and Cynthia Lynn Sherrill

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of July, 2020.

Commission Expires: 4·18·21

Patricia L Hurtt
Notary Public

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY