Karen Johnson Davidson County
Batch# 446495 DEEDWARR
07/29/2020 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20200729-0083705

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-7886

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Madlene Gotty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abbey Gail McGlashan and Frank Cheatham Gorrell IV	Pinnacle Bank	156010B02800CO
(NAME)	(NAME)	
301 Harpeth View Circle	150 3rd Ave S., Ste 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles L. Fentress, and wife, and Linda H. Fentress,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Abbey Gail McGlashan, an unmarried woman and Frank Cheatham Gorrell IV, an unmarried man as joint tenants with right of survivorship joint tenants with right of survivorship,** 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 No. 28 on the Plan of Harpeth View Subdivision, as of record in Plat Book 6900, Page 319, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same

roperty conveyed to Charles L. Fentress and wife, Linda H. Fentress by deed dated July 30, 1993 from Morris Eshaghpour Contracting Corporation of record in Book 9040, Page 838 as corrected in Book 9055, Page 656, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 301 Harpeth View Circle, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 29th day of July, 2020.

Charles L. Fentress

Linda H. Fentress

State of Tennessee
County of Davidson

On this 29th day of July, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Charles L. Fentress and Linda H. Fentress, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 29th day of July, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 20-Gorrell

True Copy Certification

I, Christopher M. Corriveau, 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 Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

