THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $265,000.00 Affiant Subscribed and sworn to before me, this 14th day of August, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 458522 DEEDWARR
08/17/2020 02:48:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20200817-0092220

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Shelby Pellum & Orman Bridges 2728 Dracut Lane Nashville, TN 37211	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 173-09-0A-669.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANCES Z. BARRETT, A MARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SHELBY TAYLOR PELLUM, A SINGLE WOMAN AND ORMAN LEE KEITH BRIDGES, III, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 714, as shown on the map entitled Section One of Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FRANCES Z. BARRETT, by deed from PAUL H. TAYLOR AND JANETTE M. TAYLOR AS TRUSTEES OF THE TAYLOR FAMILY TRUST, A REVOCABLE TRUST UNDER TRUST AGREEMENT DATED MARCH 17, 1994, of record as Instrument No. 20180308-0022024, dated March 6, 2018, said Register's Office.

DAVID FARRINGTON, spouse of FRANCES Z. BARRETT, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This is improved property commonly known as: **2728 Dracut Lane, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14 day of August, 2020.

FRANCES Z. BARRETT

DAVID FARRINGTON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANCES Z. BARRETT AND DAVID FARRINGTON,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 day of August, 2020.

DENNIS L LEWIS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 03/05/2021

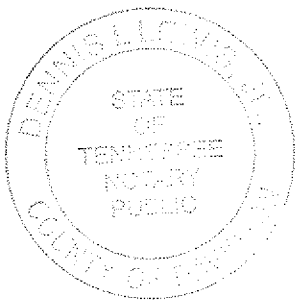
ALL - PURPOSE ACKNOWLEDGMENT

State of Tennessee
County of Davidson

On 8/14/2020 (DATE) before me, Dem L. Lee Jr (NOTARY),

Personally appeared, Frances Barrett (SIGNERS),

☐ Personally known to me - OR - ☑ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

(NOTARY SIGNATURE)

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document.

CAPACITY CLAIMED BY SIGNER(PRINCIPAL)

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER_____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) or ENTITY(IES)

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
OTHER

RIGHT THUMBPRINT
OF SIGNER

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

