This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 471942 DEEDWARR
09/09/2020 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20200909-0102367

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $245,000.00.

Affiant

Subscribed and sworn before me this the 4th day of September, 2020.

Notary Public
My commission expires: 10/2/20

JENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Fiana M. Barrow	New Owner	096-09-0B 024.00
3048 Whitland Crossing Drive	AT PROPERTY	
Nashville, TN 37214		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEANNIE DESELMS, a married woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **FIANA BARROW, an unmarried woman, AND RAMONA BARROW, an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3048 (erroneously stated as Lot No. 3048 on previous deeds), Donelson's Place, a Horizontal Property Regime with Private Elements, together with common elements, as established by Declaration of Protective Covenants, Conditions, and Restrictions of record in Instrument No. 20070703-0079564 as amended in Instrument Nos. 20070712-0083113, 20070816-0098067, 20101026-0085599, and 20171013-0105416, Register's Office for said County, and being shown on plan attached as "Revised Exhibit B" to said First Amendment in Instrument No. 20070712-0083113, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeannie DeSelms, by virtue of that certain Quit Claim Deed dated December 30, 1899, and being of record at Instrument No. 20120702-0057768, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Terry E. DeSelms, married by virtue of Warranty Deed dated April 30, 2012 at Instrument No. 20120503-0037989, in the amount of $123,800.00 in the said Register's Office.

The spouse of Jeanie DeSelms has never resided in the said property.

Subject to all matters of record in Insturment No. 20060531-0063577 and 20070430-0051183 and Exhibit "B" at instrument No. 20070703-0079564, in the said Register's Office.

Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. 20070703-0079564, 20070712-0083113, 20070816-0098067, 20101026-0085599, 20101120-091023 and 20171013-0105416, in the said Register's Office.

Easements of record at Instrument No. 20190628-0062922, as recorded in the said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3048 Whitland Crossing Drive, Nashville, TN 37214.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 4th day of September, 2020.

Jeannie DeSelms by Tara DeSelms, Attorney-in-Fact

Jeannie DeSelms by Tara DeSelms, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4th day of September, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared **Tara DeSelms** 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 in behalf of Jeannie DeSelms, by Specific Power of Attorney dated August 24, 2020, and who acknowledged that he executed the same as the free act and deed of Jeannie DeSelms.

Witness my hand and official seal this 4th day of September, 2020.

Notary Public

My Commission Expires:
9-6-22

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21