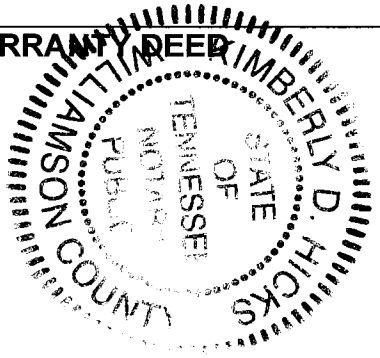
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-21-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
K. Thomas Sidwell	K. Thomas Sidwell	131-07-0-032.00
(NAME)	(NAME)	Karen Johnson Davidson County
121 First Ave. S, Suite 200	121 First Ave. S, Suite 200	Batch# 544375 DEEDWARR
(ADDRESS)	(ADDRESS)	01/04/2021 10:36:30 AM 3 pgs
Franklin, TN 37064	Franklin, TN 37064	Fees: $18.00 Taxes: $2,275.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20210104-0000320

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Robin Barrick Personal Representative of the Estate of Dorothy S. Barrick**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **K. Thomas Sidwell**, hereinafter called the GRANTEE(S), his heirs and/or 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. 7, on the plan of LONE OAK HEIGHTS, of record in Plat Book 1424, Page 2, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to James E. Barrick and wife, Dorothy S. Barrick by Warranty Deed dated 04/26/1960 from Fred O. Adams and wife, Mamery Adams of record in Book 3069, Page 291, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Barrick and Dorothy S. Barrick, as tenants in common by Quitclaim Deed Creating Tenancy in Common dated 07/16/1996 from James E. Barrick and wife, Dorothy S. Barrick of record in Book 10129, Page 392, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Barrick and wife, Dorothy S. Barrick, as tenants by the entirety by Quitclaim Deed Creating Tenancy by the Entirety dated 12/03/2009 from James E. Barrick and Dorothy S. Barrick of record in Instrument 200912070111991, Register's Office for Davidson County, Tennessee. James E. Barrick died on March 18, 2017 leaving Dorothy S. Barrick as the surviving tenant by the entirety.

Dorothy S. Barrick died testate on March 6, 2020 and James Robin Barrick was appointed Personal Representative of her estate as evidenced by the Last Will and Testament of Dorothy S. Barrick filed under Docket No. 20P524, in the Probate Court Clerk's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 1424, Page 2, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 1488, Page 131, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, Page 714, Register's Office for Davidson County, Tennessee.
County of Davidson taxes for the year 2021 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1912 Lone Oak Circle, Nashville, TN 37215
(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 30th day of December, 2020.

THE ESTATE OF DOROTHY S. BARRICK

James Robin Barrick
Presonal Representative

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, James Robin Barrick with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Personal Representative of The Estate of Dorothy S. Barrick and that he as such Personal Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Personal Representative.

WITNESS my hand and seal this 30th day of December, 2020.

Notary Public
My Commission Expires: 2-21-22

WILLIAMSON COUNTY NOTARY PUBLIC KIMBERLY D. HICKS

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, 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.

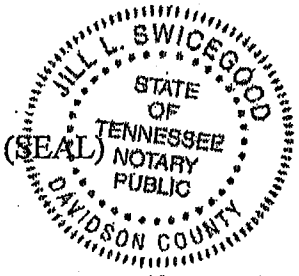
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900