Karen Johnson Davidson County
Batch# 583740 DEEDWARR
03/04/2021 07:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20210304-0027909

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $425,000.00. Affiant Subscribed ~~and sworn to before me~~, this 26th day of February, 2021. Notary Public My commission expires: 10/2/23
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robert A Niconchuk and Marta J. Niconchuk	**New Owner**	**171-04-0C-058.00**
821 Barrington Place Drive		
Brentwood, TN 37027-4391		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Julia E. Cantrell and Mary Jennifer Lutgens, Devisees of the Estate of Sylvia F. Cantrell

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Robert A Niconchuk and Marta J. Niconchuk, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING lot No. 58 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument No. 20051025-0128696, as amended in Instrument No. 20170227-0019505, Instrument No. 20170227-0019506 and Instrument No. 20180827-0084426, P.U.D, Boundary Survey of record in Instrument 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to James M. Cantrell and Sylvia F. Cantrell, husband and wife by Warranty deed from Pamela M. Kennedy, an unmarried woman of record in Instrument No. 20170901-0090198 Register's Office for Davidson County, Tennessee; the said James M. Cantrell having since died on September 24, 2019, and the said Sylvia F. Cantrell having since died testate on November 8, 2020, and by her Last Will and Testament admitted to probate as Case No. 20P2180 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Dvision), the subject property was devised to Julia E. Cantrell and Mary Jennifer Lutgens; David Lutgens joins in the conveyance of the subject property as Executor of the Estate of Sylvia F.

Cantrell pursuant to the Last Will and Testament and Letters Testamentary in the said Case No. of the said Circuit Court.

BEING improved property known as **821 Barrington Place Drive, Brentwood, TN 37027-4391.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of February, 2021.

Estate of Sylvia F. Cantrell

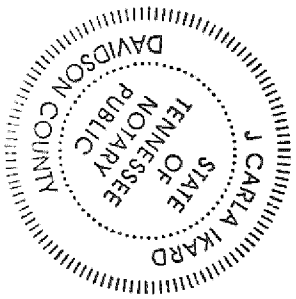
Julia E. Cantrell, Devisee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Julia E. Cantrell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed err name above.

Witness my hand and official seal this 26th day of February, 2021.

Notary Public
My Commission Expires: 1-23-25



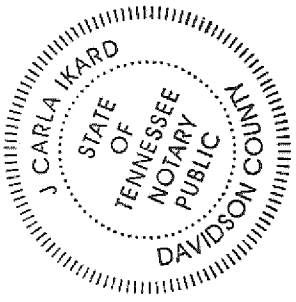
Mary Jennifer Lutgens, Devisee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mary Jennifer Lutgens, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 26th day of February, 2021.

Notary Public
My Commission Expires: 1-3-23



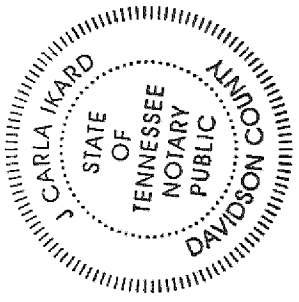
David Lutgens, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, David Lutgens, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Executor of the Estate of Sylvia F. Cantrell and that as Executor he is authorized to execute the within instrument as Executor and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of February, 2021.

Notary Public
My Commission Expires: 1-3-23



SolomonParks File No. 21-000043-524

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)