Karen Johnson Davidson County
Batch# 627266 **DEEDWARR**
05/03/2021 09:29:12 AM 2 pgs
Fees: $13.00 Taxes: $1,043.40

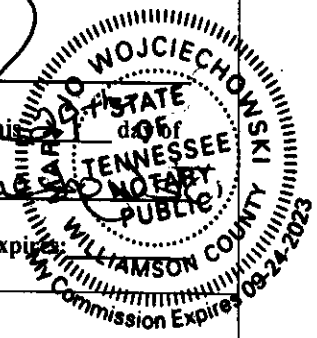
20210503-0058704

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $282,000.00

Affiant

Sworn to and subscribed before me this 21 day of April, 2021.

Notary Public
My Commission Expires:



THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Vicki L. Farrell and Todd M. Farrell Jr.			
2513 Mashburn Rd.	2513 Mashburn Rd.	New Owner	**119-07-0-067.00**
Nashville, TN 37210	Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Todd Farrell and Susan Farrell, husband and wife** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Vicki L. Farrell and Todd M. Farrell Jr., wife and husband** (Grantees), their heirs and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Section Two, Laurel Acres of record in Plat Book 2133, Page 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Todd Farrell and Susan Farrell by Warranty deed from Ashley D. Shults, unmarried of record in Instrument No. 20160729-0078350 Register's Office for Davidson County, Tennessee, dated July 26, 2016 and recorded on July 29, 2016.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021 and all subsequent years.
Plan of record in Plat Book 2133, Page 122, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 2298, Page 5, in the Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 28 day of April, 2021.

Todd Farrell

Susan Farrell

STATE OF North Carolina)
COUNTY OF Mecklenburg)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Todd Farrell and Susan Farrell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 28 day of April, 2021.

DINA M HAGSTROM NOTARY PUBLIC MECKLENBURG COUNTY, N.C.

NOTARY PUBLIC
My Commission Expires: Aug 19 2024