Karen Johnson Davidson County
Batch# 628298 DEEDWARR
05/04/2021 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20210504-0059571

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3216017

Return to: Robert L. Scruggs, Attorney
2021 Richard Jones Rd.
Suite 220
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $ 460,000.00

Affiant

Subscribed and sworn to me, this the 30th day of April, 2021.

Notary Public

My commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Property Address:
1198 Old Hickory Boulevard
Nashville, TN 37207

Parcel ID:
041-08-0-015.00

Property owner:
Brittany and Joshua Farrow
1198 Old Hickory Boulevard
Nashville, TN 37207

Mail tax bills to:
Broker Solutions
dba New American Funding
14511 Myford Rd. Ste 100
Tustin, CA 92780

THIS INDENTURE is made effective the 30th day of April, 2021 by **LYLE J. FELLOWS, III, an unmarried man,** First Parties, for the purpose of conveying the premises described herein to Brittney Farrow and Joshua Farrow, wife and husband, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Tract No.1: Land in Davidson County, Tennessee, being Tract No. 20 on the unrecorded plan of the Gilbert Lowe Lands described according to a survey by George W. Watkins, Surveyor, on July 15, 1952, as follows:

Beginning at a point on the northeasterly side of Old Hickory Boulevard which point Is the common corner of Tracts 19 and 20 on said plan; thence continuing along the northeasterly side of said Boulevard, 200 feet to a concrete marker, then around a curve having a radius of 24.78', 39.14' to another concrete marker on the southeasterly side of Hickory Drive; thence along said Drive 94.3' to another concrete marker; thence continuing along said Drive 95.42' to a point; thence southeasterly 210' to a point being the common rear line of Tracts 19 and 20; thence southwesterly 245.4' to the point of beginning.

Being the same property conveyed to Zacchaeus Tree Properties, LLC and Trade Winds Properties, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20180323-0027521 Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 23, 2018. (Value of consideration shown In aforementioned deed $175,000.00.)

Being the same property conveyed to Zacchaeus Tree Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Trade Winds Properties, LLC, a Tennessee limited liability company of record In Instrument No. 20181001-0097160 Register's Office for Davidson County, Tennessee, dated September 12, 2018 and recorded on October 1, 2018. (Value of consideration shown in aforementioned deed $0.)

Being the same property conveyed to Lyle J. Fellows, III, an unmarried man by Warranty deed from Zacchaeus Tree Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20190404-0030679 Register's Office for Davidson County, Tennessee, dated April 02, 2019 and recorded on April 04, 2019. (Value of consideration shown in aforementioned deed $369,000.00.) Being also known as 1198 Old Hickory Boulevard Nashville, Tennessee 37207.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions as contained in Deed of record in Book 2452, Page 257, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 21, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Lyle J Fellows III

LYLE J. FELLOWS, III

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **LYLE J. FELLOWS, III**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 30 day of March, 2021.

Olivia A. Chance

NOTARY PUBLIC

My Commission Expires Feb 26, 2024

OLIVIA A. CHANCE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires Feb. 26., 2024

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Certificate of Authenticity

I, Robert L. Scruggs, 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, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1-3-2022.