WARRANTY DEED

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Marianne Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/25/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LeRoy A Bizzell, Jr.	NEW OWNER	146 12 156.00
(NAME)	(NAME)	
240 Gardenridge Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 640077 DEEDWARR
05/19/2021 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210519-0067901

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, I/we **Ruby Mai Farrar, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stephen M Kuhn, a married man, and LeRoy A Bizzell Jr., a married man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 339 on the Map of Section Five, Crieve Hall Estates, as of record in Book 2133, Page 91, Register's Office for said County.

Said Lot No. 339 fronts 90 feet on the south side of Barrywood Drive and runs back between lines 259.4 feet on the west line and 280 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 93 feet.

Being the same property conveyed to William Parks Farrar and wife, Ruby Mai Farrar by Warranty Deed from Billy Ray Allen and wife, Nancy W. Allen, dated 06/17/1955 and recorded 06/20/1955 of record in Book 2437, Page 122, Register's Office for Davidson County, Tennessee. William Parks Farrar deceased on December 26, 1996.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 2133, Page 91, in the Register's Office for Davidson County, Tennessee.

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 ☒ 401 Barrywood Drive, Nashville, TN 37211

(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/her/their 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/her/their 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.

Effective the 18th day of May, 2021.

Ruby Mai Farrar by Susan Farrar Elliott, as attorney in fact

Ruby Mai Farrar, by Susan Farrar Elliott, as attorney in fact

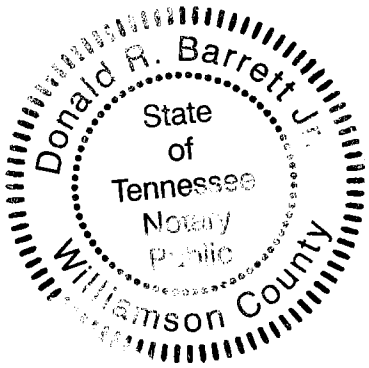
State of Tennessee
County of Williamson

On this 18th day of May, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Susan Farrar Elliott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Ruby Mai Farrar, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book 10250, Page 101, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 18th day of May, 2021.

Notary Public:
My Commission Expires: 8/15/24

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



202105190067901

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.

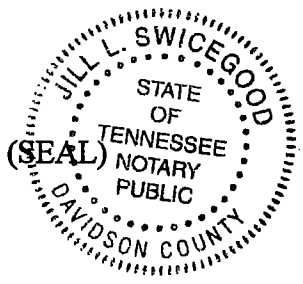
Attorney or Custodian

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

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