Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MSBFC2151

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $385,000.00.

Affiant

Subscribed and sworn before me this the 20th day of May, 2021.

Notary Public
My commission expires: 7/19/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 643239 **DEEDWARR**
05/24/2021 02:24:01 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20210524-0070161

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Luke A. Barrett	NEW OWNER	172-15-0A 079.00
151 Holt Hills Road		
Nashville, TN 37211		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STACY SHORT, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **LUKE A. BARRETT, a single man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 117 on the plan of Holt Woods, Section Six, of record in Plat Book 9700, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stacy Short, unmarried, by Warranty Deed from Charles H. Adams, Jr. and wife, Kristina M. Adams, dated 10/13/2005, of record in Instrument No. 20051014-0123950, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 151 Holt Hills Road, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SS

Witness my hand this the 20th day of May, 2021.

Stacy Short

Stacy Short

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Stacy Short**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2021.

My commission expires:
9-6-22

Notary Public

