Karen Johnson Davidson County
Batch# 697788 DEEDWARR
08/16/2021 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20210816-0110200

#36255

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36255-04-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Matthew K. Dobson Affiant Subscribed and sworn to before me this 10th day of August, 2021. Notary Public My Commission Expires: 3/6/24 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Betty Smith Dobson 1611 Russell Street Nashville, TN 37206	**Send Tax Bills To:** NEW OWNER 1611 Russell Street Nashville, TN 3720	**Tax Information:** Map and Parcel No.: 08314004800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barry D. Girten, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Betty Smith Dobson, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 1611 Russell Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of August, 2021.

Barry D. Girten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barry D. Girten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2021.

Notary Public

My Commission Expires: 3/6/24

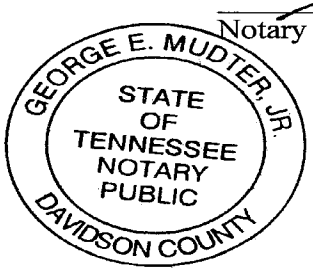


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan showing the Lindsley Subdivision of the Chadwell Tract of record in Plan Book 2, Page 24, Chancery Court at Nashville.

Said Lot 39 fronts 50' on the Northerly side of Russell Street and extends back 160 feet along the Easterly and Westerly side lines to a rear line measuring 50' thereon.

Being the same property conveyed to Barry D. Girten, by Warranty Deed from Beth Brandi Middleworth, of record in Book 9034, Page 784, in the Register's Office of Davidson County, Tennessee, dated July 30, 1993 and recorded on August 03, 1993.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 2, Page(s) 24, Chancery Court at Nashville, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER, 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 on 8/10/2021

GEORGE E. MUDTER, JR.
Dated 8/10/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas Dated 8/10/2021
Notary's Signature
My Commission Expires: 10/23/2023
Notary Seal:

