Karen Johnson Davidson County
Batch# 751512 DEEDWARR
11/09/2021 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20211109-0149274

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

File Number: 21100986

Subscribed and sworn to before me, this 29th day of October, 2021.

Notary Public
My Commission Expires: 11/14/2024

MICHAEL B. WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Patrick James Walthers	New Owner	133-13-051.00
4717 Vicar Drive		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mike Barcroft, married**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Patrick James Walthers**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No 135, on the Plan of Abbay Hall, Section I, of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No 135 fronts 80 feet on the west side of Vicar Drive and runs back between lines, 184.1 feet to the north line and 183.7 feet on the south line of a dead line in the rear, on which it measures 80 feet.

Being the same property conveyed to Mike Barcroft, unmarried, by Warranty Deed from Clyde D. Clemons and wife, Phaedra Clemons, and Donald R. Clemons, dated June 20, 2003, of record in Instrument No 20030624-0086865, Register's Office for Davidson County, Tennessee. Kelly Barcroft, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 4717 Vicar Drive, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

WITNESS my hand this 29th day of October, 2021.

Mike Barcroft

Kelly Barcroft

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mike Barcroft and Kelly Barcroft with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 29th day of October, 2021.

TABITHA J. KING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 2/22/25

Tennessee Certification of Electronic Document

I, Chelsea McMaster, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/29/2021 (date of document).

Chelsea McMaster
Affiant Signature

11/02/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2ND day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires
8-27-2022