WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 380,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2022.

Notary Public

COMMISSION EXPIRES: 03/03/205

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES: 03/03/2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 843052 DEEDWARR
04/20/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220420-0045652

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert R. Barrett Jeffrey N. Horton	MORTGAGE INVESTORS GROUP	073 15 0 005.00
(NAME) 2933 Donna Hill Drive	(NAME) 8320 E. WALKER SPRINGS LANE SUITE 200	
(ADDRESS) Nashville, TN 37214	(ADDRESS) NASHVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Tony Douglas Nash,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert R. Barrett and Jeffrey N. Horton, married to each other and as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 34 having a frontage on Donna Hill Drive of 90 feet, in Sunset View Subdivision, Section one. For a more detailed description refer to said Lot on the recorded plot plan of said subdivision of record in Book 2663, pages 27 and 28, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Tony Douglas Nash, in Executors Deed from Gene Russell Nash, Executor of the Estate of Gene Horton Nash, dated 02/09/2022 and recorded 02/22/2022 in Instrument Number 20220222-0019604 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Gene Horton Nash by Warranty Deed from Herman McCallum dated March 28, 1958, of record in Book 2749, page 195, Register's Office for Davidson County, Tennessee. The said Gene Horton Nash died on June 8, 2021, leaving a Last Will and Testament ("Will") that was admitted to probate in Docket No. 21P1355 in the Probate Court for Davidson County, Tennessee. The Will expressly provided for said decedent's realty to be treated as personalty for purposes of estate administration, thus conferring the Executor, Gene Russell Nash, with authority to manage, sell and convey the property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2933 Donna Hill Drive (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37214 (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 GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 7th day of April, 2022.

By: _____
Tony Douglas Nash

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Tony Douglas Nash, Beneficiary of The Estate of Gene Horton Nash, 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 as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 7th day of April, 2022.

_____
Shannon Philbin
Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 _____.

_____
Affiant Signature

_____
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this _____ day of _____, 20___.

_____
Notary Public

Notary's Seal:

