Karen Johnson Davidson County
Batch# 974357 DEEDWARR
02/27/2023 10:13:09 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20230227-0013548

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $325,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of February, 2023. Notary Public My commission expires: 9/7/24

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kookiroo LLC	New Owner(s)	082-04-0-338.00
100 Powell Pl., Ste 1275		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JAMES P. BARROW, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KOOKIROO LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 5th Council District of Nashville, Davidson County, Tennessee, the same property conveyed in Book 4969, Page 917, Register's Office for said County and more particularly described as follows:

Beginning in the North right of way of West Greenwood Avenue, approximately 91.6 feet west of Cline Avenue; Thence with said right of way N 85 deg. 13 min. 21 sec. W, 52.43 feet to a concrete highway monument at the right of way of Ellington Parkway; Thence along said right of way N 32 deg. 45 min. 44 sec. W, 66.28 feet to a concrete highway monument; Thence continuing with said right of way N 6 deg. 34 min. 40 sec. E, 61.1 feet to a concrete highway monument; Thence continuing with said right of way N 47 deg. 43 min. 44 sec. E, 135.93 feet to a steel post; Thence leaving said Parkway S 4 deg. 17 min. 39 sec. W, 61.94 feet to an iron pin; Thence S 5 deg. 37 min. 55 sec. W, 151.18 feet to the point of beginning and containing 0.32 acre, more or less, as shown on survey dated February 13, 2023 by Patrick S. Coode, TN R.L.S. No. 855

Being the same property conveyed to James P. Barrow and wife, Ruby M. Barrow by Installment Deed from Houston T. Frensley and wife, Henrietta Frensley of record in Book 4969, Page 917, Register's Office for Davidson County, Tennessee, dated November 11, 1975 and recorded on November 11, 1975.

The said Ruby M. Barrow died on July 17, 2019, vesting James P. Barrow as the surviving tenant.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 937 West Greenwood Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of February, 2023.

James P. Barrow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James P. Barrow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of February, 2023.

Notary Public

My Commission Expires: 3-3-26

