WARRANTY DEED

DM-BR-23-3320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 10/2/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Sarah Shaner Fittro and Todd Preston Fittro, Jr.	**Synovus Bank**	
(NAME) **3320 Dumas Dr**	(NAME) **800 Shades Creek Pkwy Ms101**	**133 07 0 164 00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Birmingham, AL 35209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHEL M. RENTFRO, fka RACHEL A. MORGAN, AND BRIAN D. RENTFRO, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH SHANER FITTRO AND TODD PRESTON FITTRO, JR., WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being all of Lot No 160, on the Plan of Glencoe Acres, Section II, as shown by plat appearing of record in Book 1835, Page 136, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Rachel A Morgan, unmarried and Brian D Rentfro, unmarried, as tenants with right of survivorship, by Warranty Deed from Jill Miller Hall, Married, of record in Instrument No 20171025-0109191, in the Register's Office of Davidson County, Tennessee, dated October 23, 2017, and recorded on October 25, 2017 Having since married, Rachel A Morgan is now known as Rachel M Rentfro

Rachel A Morgan, Rachel A Rentfro, and Rachel M Rentfro are one and the same

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Glencoe Acres, Section II, as recorded in Book 1835, Page 136-138
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2088, Page 534, as amended in Book 2105, Page 633
- Easement for Public Utilities, recorded in Book 2099, Page 408
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3320 Dumas Dr, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson Davidson County
Batch# 1006919 **DEEDWARR**
05/24/2023 09 49 20 AM 2 pgs
Fees $13 00 Taxes $1,572 50

20230524-0039014

Witness my/our hand(s) this the 19th DAY OF MAY, 2023

Rachel M Rentfro

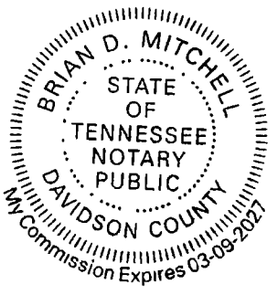
Brian D Rentfro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL M RENTFRO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 19th of May, 2023

Notary Public
My Commission Expires 03/09/2027
(SEAL)

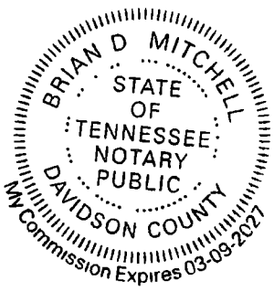


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of May, 2023

Notary Public
My Commission Expires 03/09/2027
(SEAL)



RETURN TO:
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