WARRANTY DEED

Karen Johnson Davidson County
Batch# 1047463 DEEDWARR
09/07/2023 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,417.10
20230907-0070337

Y-ZT-23-02320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00.

James W. McClinton Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/5/25
(AFFIX SEAL)

PURNELL BLACKMON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

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)
Keiren Henry, Trent Barrett and Debra Barrett	FIRST BANK	
(NAME)	(NAME)	**073-11-0-048.00**
2320 Dundee Lane	722 COLUMBIA AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	FRANKLIN, TN 37064	
(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, **JAMES W. MCCLINTON, JR., SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEIREN HENRY AND TRENT BARRETT, A MARRIED COUPLE, AND DEBRA BARRETT, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 situated in Davidson County, Tennessee:

Lot 175, Plan of Sunset View, as shown on plat of record in Book 2331, Pages 100 and 101, as revised in Book 2663, Pages 27 and 28, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Beginning on the northerly margin of Dundee Lane at the corner of Lots Nos. 175 and 176; thence with the line between said two lots northwardly 120 feet; thence North 83 degrees 29 minutes East 119.1 feet to the westerly margin of Donna Hills Drive; thence with the same southwardly 128 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 33.73 feet to the northerly margin on Dundee Lane; thence with the same westwardly 122 feet to the beginning.

Being the same property conveyed to James W. McClinton, Jr. and wife, Juanita O. McClinton by Warranty deed from Cletus E. Knight and wife, Clifford Ann Knight of record in Book 3310, page 215, Register's Office for Davidson County, Tennessee, dated November 06, 1961 and recorded on November 15, 1961.

Juanita O. McClinton having since died on August 22, 2002 leaving James W. McClinton, Jr. as the sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 2331, Pages 100 and 101, as revised in Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2320 Dundee Lane, Nashville, Tennessee 37214**.

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.

Witness my/our hand(s) this the 1st DAY OF SEPTEMBER, 2023.

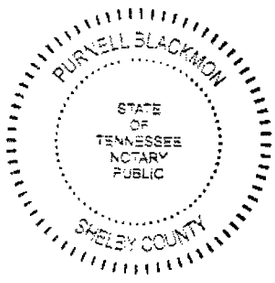
James W. McClinton, Jr.

STATE OF TN
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. MCCLINTON, JR., 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 1st of September, 2023.

Notary Public
My Commission Expires: 8/3/25
(SEAL)



Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 September 1, 2023 (date of document).

Affiant Signature

September 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023