RETURN TO:
PREMIER ESCROW, LLC
4361 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064638 DEEDWARR
10/25/2023 10 08 38 AM 2 pgs
Fees $13 00 Taxes $3,515 00

20231025-0083499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $950,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF OCTOBER, 2023

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES 4/27/2025 (AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mike Farrell	Same As New Owner	
(NAME) 4117 Hillsboro Pike, Ste 103-265	(NAME)	090-12-0-036 00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, WE, **JENNIFER BARBOUR-WEATHERBY AND HUSBAND, BRAD WEATHERBY, SR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIKE FARRELL,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being the Easterly one-half of Lot No. 6 on the plan of the Re-subdivision of Part of Lot 21 (Lots No. 5, 6, 7 and 8) in the subdivision of The B.F. Cockrill Farm, as of record in Book 421, page 21, Register's Office for Davidson County, Tennessee, described according to a survey made by John M. Sulivan, County Surveyor, July, 1946, as follows:

Beginning on the Southerly margin of Robertson Avenue at the corner of Lots Nos. 5 and 6, thence with the line between said two lots, Southwardly 230.7 feet to common corner of Lots Nos. 6, 5 and 10; thence with the line between said Lots Nos. 6 and 10, Westwardly 87.5 feet; thence Northwardly 237.1 feet to the Southerly margin of said Robertson Avenue; thence with same Eastwardly 87.6 feet to the beginning.

Being the same property conveyed to Jennifer Barbour-Weatherby and husband, Brad Weatherby, Sr. by Warranty deed from Royce A. Campbell and husband, Harvey Campbell of record in Instrument No. 20150707-0065775 Register's Office for Davidson County, Tennessee, dated July 02, 2015 and recorded on July 07, 2015.

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

unimproved
This is improved x property, known as 6305 Robertson Ave. Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (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 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 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 23rd day of October, 2023

JENNIFER BARBOUR-WEATHERBY

BRAD WEATHERBY, SR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Barbour-Weatherby and Brad Weatherby, Sr, the bargainors, 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 for the purposes therein contained.

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

Commission expires. 4/27/2025

Notary Public

