Name and Address of New Owner:
Rafael Barragan and Sarah Neville
1213 Shelton Ave.
Nashville TN 37216
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 072-03-0-318.00

Karen Johnson Davidson County
Batch# 1069202 DEEDWARR
11/07/2023 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20231107-0086939

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephen Charles Dumas, an unmarried man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rafael Barragan, and Sarah Neville,** husband and wife "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly one-half of Lot 72 on the Map of Inglewood Place, as of record in Book 332, Page 101, of the Register's Office for Davidson County, Tennessee.

Said part of Lot 72 fronts 50 feet on the North side of Shelton Avenue, and extends back Northwardly between parallel lines 189 feet, more or less, to a dead line.

Being the same property conveyed to Grady W. Bibry and wife, Bessie Jewell Bibry by Warranty Deed from Richard L. Rowe and Howard Y. Rowe, being the heirs-at-law of Gladys Luton Rowe of record in Book 5132, Page 52, Register's Office for Davidson County, Tennessee, dated April 1, 1977 and recorded on April 7, 1977.

Said Bessie Jewell Bibry died October 10, 2010, leaving Grady W Bibry as surviving tenant.

The Said Grady W Bibry died June 13, 2016, leaving Linda Holt and Donna Pinkleton as surviving Heirs at Law per Closed Probate Case No. 16P442, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Also, see Last Will and Testament of Grady W. Bibry of record in Instrument No. 20180315-0024605, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen Charles Dumas, an unmarried man, by Warranty Deed from Linda Holt and Donna Pinkelton Oldham, Heirs of the Estate of Grady W Bibry, deceased of record in Instrument No. 20220201-0011619 Register's Office for Davidson County, Tennessee, dated January 20, 2022 and recorded on February 1, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th ~~31st~~ day of October, 2023.

(SEAL)
Stephen Charles Dumas

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 Stephen Charles Dumas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2023.

Notary Public
My commission expires: 5.9.26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the ~~meaning~~ of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$836,500.00~~* which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

* $840,000.00

(~~Affiant~~)

Sworn to and subscribed before me this
~~31st~~ 30th day of October, 2023.

Notary Public
My commission expires: 5.9.26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-23-3037

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10.31.23 (date of document).

Affiant Signature

10.31.23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

