THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1131651 DEEDWARR 05/06/2024 03:42:30 PM 3 pgs Fees: $18.00 Taxes: $1,073.00 20240506-0033240	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00 Affiant Subscribed and sworn to before me, this 6th day of May, 2024. Notary Public My Commission Expires:

EILEEN K. HORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Dorris I. Barrett 21 Vaughns Gap Road, UNIT 42, Nashville, TN 37205	Send Tax Bills to: ~~New Owner~~ Pegasus Home Loans 1036 Stearnes Dr. STE b White House, TN 37188	Tax Information: Tax Parcel ID No. 129.15.0A 042.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARSHA O. ARNOLD, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DORRIS I. BARRETT, UNMARRIED**, ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: Certain real estate in Davidson County, Tennessee, as follows: Unit No. 42 , of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed, of record in book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Marsha O. Arnold, unmarried by Deed dated October 13, 1988 from United residuals, Limited, a Tennessee Limited Partnership, recorded November 21, 1988, in Book 7707, Page 852, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **21 Vaughns Gap Road, UNIT 42, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2024.

Marsha O. Arnold
MARSHA O. ARNOLD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARSHA O. ARNOLD**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of May, 2024.

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-2-26

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/6/24 (date of document).

Affiant Signature

5/6/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of May, 2024

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

