THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1148457 DEEDWARR
06/18/2024 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $6,208.60
20240618-0045831

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Allison Marie Dolan 337 Whitworth Way, Nashville, TN 37205	Allison Marie Dolan 337 Whitworth Way Nashville, TN 37205	104 14 0H 017.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Farr, Trustee of The Farr Family Trust U/D/T 12/5/2000 dated December 5, 2000** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Allison Marie Dolan,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 337 Whitworth Way, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of WHITWORTH PHASE 3, SECTION 1, of record in Plat Book 7900, Pages 866 through 868, inclusive as amended in Book 9582, Page 834 and Surveyor's Certificate of Correction of record in Book 10270, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Farr, Trustee of The Farr Family Trust U/D/T 12/5/2000, by Warranty Deed from William Farr and Janinie Farr, husband and wife, of record in Instrument No. 20211220-0167699, in the Register's Office of Davidson County, Tennessee, dated December 14, 2021 and recorded on December 20, 2021.

Being the same property conveyed to William Farr and Janinie Farr, husband and wife, by Warranty Deed from McKenna Healy, unmarried, of record in Instrument No. 20211112-0150958 in the Register's Office of Davidson County, Tennessee, dated November 09, 2021 and recorded on November 12, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

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

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 17th day of June, 2024.

The Farr Family Trust U/D/T 12/5/2000 dated December 5, 2000

By: _____ TRUSTEE
William Farr, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2024, before me personally appeared William Farr, Trustee of The Farr Family Trust U/D/T 12/5/2000 dated December 5, 2000, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of June, 2024.

_____
Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

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 pursuant to 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 $1,678,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 17th day of June, 2024.

_____
Notary Public
My commission expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Cai Allen, 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 10/17/2024.

Cai Allen
Affiant Signature

10-17-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of June, 2024.

Notary's Signature

(Notary Seal)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MEMORIE WHITE

My Commission Expires: 3.3.2025