Karen Johnson Davidson County
Batch # 1231394 DEEDWARR
01/29/2025 02 45 22 PM 2 pgs
Fees $13 00 Taxes $204 33
20250129-0006954

Address New Owners and send Tax Bills :

Rebecca Gail Arendall, and
Ellye Grace Barwise
5633 South Hillview Drive
Brentwood, TN 37027

Map & Parcel Number
160-14-B-49
(160140B04900C0)

This Instrument Prepared by:
Rebecca Gail Arendall
1572 Ragsdale Road
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty Dollars ($ 20.00), cash in hand paid by the hereinafter named GRANTEES, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **I, Rebecca Gail Arendall,** hereinafter referred to as the **GRANTOR,** have this day bargained and sold, and by these presents, do transfer and convey, unto **myself, Rebecca Gail Arendall and to my daughter and heir Ellye Grace Barwise as joint tenants with the right of survivorship,** hereinafter referred to as the **GRANTEES**, their heirs, successors and assigns forever, the following described property, a certain tract or parcel of land, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5749 on the plan of Revised Brentwood Trace Condominiums, of record in Book 5200, page 219, as revised in Book 5200, page 230, and further revised in Book 5200, page 261, all in the Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Sanford T. Rainwater, Trustee, by deed from Richard L. Mason and wife, Julie D. Mason, of record in Book 6868, page 363, said Register's Office.

This conveyance is subject to the provisions of the Master Deed and By-Laws, of record in Book 5524, page 415; Book 5524, page 424; Book 5537, page 988; Book 5545, page 510, all in said Register's Office, the matters shown on the recorded plan above referenced, and taxes for 1986, which have been prorated and which the grantee hereby assumes and agrees to pay.

Being the same property conveyed to Rebecca Gail Arendall by Warranty Deed dated July 31, 1986 from Sanford T. Rainwater, Trustee, of record in Book 6945, Page 248 and Page 249, Register's Office for Davidson County, Tennessee; Official Receipt No. 281487, Book 6945 Page 250; and Identification Reference No. 30149 Book 6945 Page 248 and Page 249 and Page 250 dated August 11, 1986, Register's Office for Davidson County, Tennessee.

Subject to all matters shown above.

This is the improved property known as 5749 Brentwood Trace, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, successors and assigns forever;

And GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said real estate in fee simple, and possessing a good right to convey it, and that the said real estate is unencumbered except as herein provided;

And GRANTOR does further covenant and bind herself, her heirs, successors and assigns to warrant and forever defend the title to said real estate to the GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR has caused her name to be affixed hereto on this 12th day of June, 2024.

Rebecca Gail Arendall

Rebecca Gail Arendall

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public of said county, Rebecca Gail Arendall, the within named Grantor and bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained of her own free will.

Witness my hand and official seal this the 12th day of June, 2024.

Notary Public

My commission expires July 7, 2027

KAREN CAMPBELL ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 07, 2027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 55,225.00.

Rebecca Gail Arendall

Affiant: Rebecca Gail Arendall

Subscribed to and sworn before me this 12th day of June, 2024.

Notary Public

My commission expires July 7, 2027

KAREN CAMPBELL ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 07, 2027