WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311103 DEEDWARR
08/18/2025 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250818-0065362

G-BR-25-1519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-03-29 (AFFIX SEAL)

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert C. Bickford and Barbara D. Bickford	Pinnacle Bank	
(NAME)	(NAME)	072-16-3Z-001.00-CO 072-16-3Z-002.00-CO
1519 Preston Drive	21 platform way S. Ste.2300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN SANDERS BARR, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT C. BICKFORD AND BARBARA D. BICKFORD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING Lot No. 72 on the Map of Porter Heights, Part Two, of record in Book 1424, Page 79, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 72 fronts 78 feet on the easterly side of Preston Drive and runs back 163.1 feet on the north line and 163.2 feet on the south line, to a dead line the rear, measuring 78 feet thereon.

Being same property conveyed to John E. Barr and wife, Rubye S. Barr by Warranty Deed from Danny Duncan and wife, Rubye S. Barr of record in Book 4912, Page 441, Register's Office for Davidson County, Tennessee, dated May 12, 1975 and recorded on May 14, 1975.

The said John E. Barr aka John Ewing Barr died on or about September 01, 1986.

Being the same property conveyed to John S. Barr and wife, Vicky S. Barr by Quitclaim Deed from Jeffrey W. Cobos, Trustee of whom was vested the property from Rubye S. Barr, a single person in the same deed of record in Book 7421, Page 439, Register's Office for Davidson County, Tennessee, dated November 30, 1987 and recorded on December 08, 1987.

Being the same property conveyed to Vicky S. Barr, A Married Woman As Her Sole And Separate Property by Quitclaim Deed from John S. Barr and wife, Vicky S. Barr of record in Instrument No. 20080516-0050560 Register's Office for Davidson County, Tennessee, dated April 09, 2008 and recorded on May 16, 2008.

The said Vicky S. Barr aka Vicky Sue Barr died on or about May 21, 2024.

Being the same property conveyed to John Sanders Barr, an unmarried man by Executor's Quitclaim Deed from John Sanders Barr, Executor of the Estate Of Vicky Sue Barr, deceased of record in Instrument No. 20241218-0098407, Register's Office for Davidson County, Tennessee, dated December 18, 2024 and recorded on December 18, 2024.

This conveyance is subject to:
- Taxes for the year 2025 and subsquent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20241231-0101246, Register's Office for Davidson County, Tennessee.

• Subject to all matters shown on the Plan of record in Plat Book 1424, Page 79, as amended in Book 7389, Page 48, Register's Office for Davidson County, Tennessee.
• Restrictions and Easements of record in Book 1640, Page 81, in the Register's Office for Davidson County, Tennessee.
• Restrictive Covenant for Detached Structure of record in Instrument Number 20030114-0005643, in the Register's Office for Davidson County, Tennessee.
• Termination of Horizontal Property Regime and Cancellation of Declaration of Covenants, Conditions and Restrictions for Fifteen-Nineteen Preston Drive of Record in Instrument No. 20250806-0062479 in the Register's Officer for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1519 Preston Drive, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7 DAY OF AUGUST, 2025.

John Sanders Barr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN SANDERS BARR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of August, 2025.

Notary Public
My Commission Expires: ____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 August 7, 2025.

Signature
August 7, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 7, 2025

Notary's Signature

My Commission Expires: 10-25-26

