Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 100
Nashville, TN 37215

Karen Johnson
Batch # 1398819
03/30/2026 09:26:49 AM
Fees: $13.00 Taxes: $1,443.00

Davidson County
DEEDWARR
2 pgs

20260330-0024828

WARRANTY DEED

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

File No. MM-26-1434

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber C. Arthur and William H. Arthur	New owner	
(NAME)	(NAME)	
904 Dove Ridge Circle		141-06-0A-079.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **The Estate of Robert L. Barham,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amber C. Arthur and William H. Arthur, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of and Re-Subdivision of Lots 54 and 55 Poplar Ridge, Section Six, 2 Lot Minor Plat of record in Plat Book 9700, Page 571 and revised in Instrument No. 20190516-0046401, 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 Robert L. Barham by Warranty Deed from Donald O. Riddle and wife, Linda Riddle and Donald O. Riddle, Jr. and wife, Carolyn Riddle of record in Instrument No. 20060621-0073951 Register's Office for Davidson County, Tennessee, dated June 14, 2006 and recorded on June 21, 2006.

Said Robert L. Barham having since died on May 13, 2022.

***The Estate of Robert Lee Barham, having been administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 22P-1512, and by that Agreed Order, the subject property was brought into the said Estate and Michael Christopher Barham, as Successor Administrator, was thereby authorized to list and sell said property.**

This is property more commonly known as 904 Dove Ridge Circle, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we

do covenant with the said GRANTEES 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 GRANTEES, 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 this 26th day of March, 2026.

The Estate of Robert L. Barham

By:_____

Michael Christopher Barham,
Successor Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2026, before me personally appeared Michael Christopher Barham, Successor Administrator of The Estate of Robert L. Barham, 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 26th day of March, 2026.

_____

Notary Signature
My commission expires:

