This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-10138-SM

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF Lafayette

The actual consideration or value, whichever is greater, for this transfer is $294,000.00.

James Michael Ely
Peggy Davis Ely
Affiant

Subscribed and sworn to before me, this the 17th day of December, 2020.

Pam Meyer
Notary Public
My Commission Expires: 9/8/2021

STATE OF MISSISSIPPI PAM MEYER NOTARY PUBLIC ID No. 94114 Commission Expires September 8, 2021 LAFAYETTE COUNTY

Karen Johnson Davidson County
Batch# 538686 DEEDWARR
12/21/2020 10:04:47 AM 2 pgs
Fees: $13.00 Taxes: $1,087.80
20201221-0150890

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Keion Kadivar 734 Westcott Lane Nolensville, TN 37135	New Owner	187-05-0A-091.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James Michael Ely and Peggy Davis Ely, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Keion Kadivar, a single man**, hereinafter called the Grantee, his 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. 91 on the Plan of Final Plat of Burkitt Springs, Phase I of record in Instrument No. 20140115-0004012, 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 James Michael Ely and Peggy Davis Ely, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140804-0069753, Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 4, 2014.

This is ☒ improved or ☐ unimproved property located at: **734 Westcott Lane, Nolensville, TN 37135.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his prorated share thereof to the Grantors who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his heirs 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, Grantor has executed this instrument on this 17th day of December, 2020.

GRANTOR:

James Michael Ely

Peggy Davis Ely

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF Lafayette

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Michael Ely and Peggy Davis Ely, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of December, 2020.

STATE OF MISSISSIPPI
PAM MEYER
NOTARY PUBLIC
ID No. 94114
Commission Expires
September 8, 2021
LAFAYETTE COUNTY

Pam Meyer
Notary Public
My Commission expires: 9/8/2021