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LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$295,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF **JANUARY, 2021.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FELMASS ENTERPRISES, LLC-DRAKE TN	**SAME**	**133-01-0-069.00**
(NAME) **205 EAST WHITE OAK**	(NAME)	
(ADDRESS) **ARLINGTON HEIGHTS, IL 60005**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 552086 **DEEDWARR**
01/12/2021 08:11:31 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20210112-0004924

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I MICHELLE KELLUM, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FELMASS ENTERPRISES, LLC-DRAKE TN,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Being the westerly 40 feet of Lot No. 30 on the Plan of Wm. Coleman's Subdivision of 7.08 acres off the west part of Radnor College Land, as of record in Book 547, Page 181, Register's Office for said County. Said part of Lot No. 30 fronts 40 feet on the northerly side of Drake Avenue and runs back between parallel lines 193 feet to an alley in the rear.

Tract II:

Being the southerly 200 feet of an unnumbered lot in the rear and east of Lots Nos. 43, 44, and 45 of the H.G. McNabb Subdivision, as of record in Book 1130, Page 64, Register's Office for said County. Said part of lot fronts 12 feet on the northerly side of Drake Avenue and runs back between lines northwardly, the easterly line being the rear line of Lots Nos. 43, 44, and 45, to a dead line in the rear. Said line being the extended line between Lots Nos. 42 and 43 of said subdivision and measures approximately 25 feet on the said rear line.

Being the same property conveyed to Michelle Kellum, an unmarried woman, from Taylor Hoolhorst-McDermott, Personal Representative of the Estate of Michael L. Greenwell, by deed dated May 22, 2020, of record in Instrument No. 20200611-0060008, said Register's Office.

This conveyance is subject to matters shown on the Plan of record Book 547, Page 181; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **514 DRAKE AVE., NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 8th day of January, 2021.

MICHELLE KELLUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michelle Kellum,** the 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.

Witness my hand and official seal at office this 8th day of January, 2021.

My commission expires: **May 2, 2022**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON