Karen Johnson Davidson County
Batch# 555868 DEEDWARR
01/19/2021 09:47:30 AM 2 pgs
Fees: $13.00 Taxes: $980.57
20210119-0007579

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,018.00.

Kimberley C Kendall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2021.

Mary Gail Porter
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 01-10-2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elliot Solomon and Carmit Solomon	Elliot Solomon and Carmit Solomon	Parcel ID: 092 09 0 434.00
(NAME) 7502 Yarmouth Avenue	(NAME) 7502 Yarmouth Avenue	
(ADDRESS) Reseda, CA 91335	(ADDRESS) Reseda, CA 91335	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Caleb S. James and Emily M. James, Husband and Wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elliot Solomon and Carmit Solomon, Husband and Wife,** hereinafter called the Grantees, 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. 57 on the Plan of G. E. Jackson's Subdivision of the Marable Tract, of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete description of the property.

Being the same property conveyed to Caleb S. James and Emily M. James, Husband and Wife, by Special Warranty Deed from The Secretary of Housing and Urban Development, dated September 9, 2014 and recorded September 18, 2014 in Instrument Number 20140918-0085834, Register's Office for Davidson County ,Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3220 Torbett Street, Nashville, TN 37209

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 our hands this 12 day of January, 2021.

Caleb S. James

Emily M. James

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Caleb S. James and Emily M. James, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of January, 2021.

Notary Public

My Commission Expires: 7-1-24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Warranty Deed GRN-2016296SSO

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023