THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,400.00.

Stacey Terry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2021.

Jenna Lyn Preble
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 593502 DEEDWARR
03/17/2021 10:00:41 AM 2 pgs
Fees: $13.00 Taxes: $937.58

20210317-0035123

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Ponce	New Owner	MAP
721 Georgetown Drive		PARCEL 115-03-0-114.00
Nashville, TN 37205		
(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, **Elisabeth R. James, a married woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Ponce and Meredith Salefski, as tenants in common with right of survivorship**

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 Marked "Reserved" on the Plan of Brook Meade, Section III of record in Plat Book 2133, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Reserved Lot fronts 117.0 feet on the Southerly margin of Gerogetown Drive and extends back 368.9 feet on the Easterly line and 371.3 feet on the Westerly line to a dead line in the rear, measuring 117.1 feet thereon.

Being the same property conveyed to Elisabeth R. James, a married woman by Warranty deed from Amanda Marshall, unmarried of record in Instrument No. 20121022-0096499 Register's Office for Davidson County, Tennessee, dated October 15, 2012 and recorded on October 22, 2012.

Subject property has never been a primary or marital residence of the herein named Grantor(s), or their spouses.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **721 Georgetown Drive, Nashville, TN 37205.**

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(s) this the 16 day of March, 2021.

Elisabeth R. James by Daniel Kris Wiatr, Attorney-in-Fact attorney in fact

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 **Daniel Kris Wiatr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Elisabeth R. James**, as her Attorney in Fact, as the free act and deed of the within named **Elisabeth R. James**.

Witness my hand and official seal this the 16 day of March, 2021.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON