WARRANTY DEED

Karen Johnson Davidson County
Batch# 623507 DEEDWARR
04/27/2021 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20210427-0056143

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,050,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/26/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3681

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lori Kelley Word	New owner	131-06-0C-037.00-CO
16 Compton Trce		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Danny Blaine Leeds and Jolie M. Leeds, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lori Kelley Word, unmarried

HEREINAFTER CALLED THE GRANTEE(S), 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. 84 on the Plan of TraceBurton Hills Estates, Tract 9, A Portion of Zone Lot II of record in Plat Book 6250, Page 596, 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 Daniel L. Friedman and wife, Kay S. Friedman by Warranty deed from Karen L. Spacek, unmarried of record in Instrument No. 20031031-0160164 Register's Office for Davidson County, Tennessee, dated October 30, 2003 and recorded on October 31, 2003.

Being the same property conveyed to Danny Blaine Leeds and Jolie M. Leeds, husband and wife by Warranty deed from Daniel L. Freidman and Kay S. Friedman, husband and wife of record in Instrument No. 20190425-0038106 Register's Office for Davidson County, Tennessee, dated April 23, 2019 and recorded on April 25, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 16 Compton Trce Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 26, 2021}.

Danny Blaine Leeds by J. Carlton Drumwright, Attorney in Fact
Danny Blaine Leeds by J. Carlton Drumwright, his Attorney-In-Fact

Jolie M. Leeds by J. Carlton Drumwright, Attorney in Fact
Jolie M. Leeds by J. Carlton Drumwright, her Attorney-In-Fact

STATE OF TENNESSEE

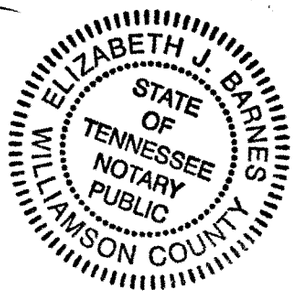
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Danny Blaine Leeds and Jolie M. Leeds for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Danny Blaine Leeds and Jolie M. Leeds and is authorized by Danny Blaine Leeds and Jolie M. Leeds to execute this instrument on their behalf.

Witness my hand and official seal, this April 26, 2021.

Elizabeth J Barnes
Notary Public

My Commission Expires: 12-18-22



File #: 2021-3681

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

