THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30355

STATE OF TENNESSEE
COUNTY OF *Davidson*

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,636,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE *9th* DAY OF *June*, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21

(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Karen Johnson Davidson County
Batch# 659954 **DEEDWARR**
06/18/2021 03:07:36 PM 2 pgs
Fees: $13.00 Taxes: $6,053.20

20210618-0082844

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Naomi Kelman	*New Owner*	
221 Leonard Avenue		10413006300
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, WE, **Richard Gavin Ivester and wife, Martha Leanne Ivester,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Naomi Kelman and Attila Kelman, wife and husband,**

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:

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. 31 on the plan of Bransford Realty Company's Subdivision of certain lots in Whitland Realty Company's Subdivision, of record in Book 547, Page 53, Register's Office for Davidson County.

Said Lot No. 31 fronts 60 feet on the westerly margin of Leonard Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Richard Gavin Ivester and wife, Martha Leanne Ivester by Deed from Robert J. Adwell, unmarried and William E. Cobb, unmarried of record in Book 20080806-0080924, page , Register's Office for Davidson County, Tennessee, dated July 25, 2008 and recorded on August 6, 2008.

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 IMPROVED property known as **221 Leonard Avenue, Nashville, TN 37205.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: *Y-SB-VRES-21-221*

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 Grantors' hands this the 9th day of June, 2021.

Richard Gavin Ivester by R. L. Moore, Attorney-in-Fact

Martha Leanne Ivester by R. L. Moore, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **R. L. Moore,** 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 **Richard Gavin Ivester and Martha Leanne Ivester**, as their Attorney in Fact, as the free act and deed of the within named **Richard Gavin Ivester and Martha Leanne Ivester.**

Witness my hand and official seal this the 9th day of June, 2021.

My Commission expires: 9-6-22

Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON