Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 667907 DEEDWARR
06/29/2021 02:03:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20210629-0088177

39-B
File #21-1414

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Jodi S. Balsam and Craig Balsam, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lea Davis and Thomas L. Davis, Jr., wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Chesterfield Place of record in Plat Book 332, Page 147, 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 Jodi S. Balsam and Craig Balsam, wife and husband by Warranty deed from Mitchell Construction, LLC and A Tennessee Limited Liability Company of record in Instrument No. 20150507-0041934 Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on May 07, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1203 Chester Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Lea K. Davis **1203 Chester Avenue** **Nashville, TN 37206**	Same as owner	**072-14-0-067.00**

WITNESS THE EXECUTION HEREOF this 28 day of June, 2021.

Craig Balsam

State of New York
County of New York

On this 28th day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Craig Balsam, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Natalie Perrin
Notary Public

My Commission Expires: 03/25/2023

NATALIE PERRIN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PE6389422
Qualified in Bronx County
My Commission Expires 03-25-2023

23

WITNESS THE EXECUTION HEREOF this 28th day of June, 2021.

Jodi S. Balsam

State of Colorado
County of Boulder

On this 28th day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jodi S. Balsam, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: ~~12/19/2023~~ 12/19/2023

JUDY K. PROUTY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034040288
MY COMMISSION EXPIRES 12/19/2023

State of ~~Tennessee~~ Colorado)
County of ~~Davidson~~) Boulder

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 600,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of June, 2021.

Notary Public

My Commission Expires: 12/19/2023

JUDY K. PROUTY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034040288
MY COMMISSION EXPIRES 12/19/2023

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 21st day of April 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public



My Commission Expires: March 17, 2024