Karen Johnson Davidson County
Batch# 668341 DEEDWARR
06/30/2021 11:41:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210630-0088719

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is ~~$1.00~~ $50.00 ECR Dwayne L. Bell Affiant Subscribed and sworn to before me This 8th day of June 2021. Florence Neese Notary Public My Commission Expires: 11-6-23

FLORENCE NEW — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
ExCel Builders of Tennessee 4231 West Hamilton Road, Nashville TN, 37218	New Owner	58-14-0-26.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of One Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Rhonda Alma Scott, NKA Rhonda Scott Kinslow**, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Dwayne L. Bell & Associates, Inc., DBA ExCel Builders of Tennessee, a Tennessee Corporation** (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Enchanted Hills Subdivision, Section V, as of record in Plat Book 3700, page 132, Register's Office for Davidson County, Tennessee.

Said Lot No. 157 fronts 155.00 feet on the westerly margin of West Hamilton Road and runs back between lines, the northerly line being 185.13 feet and the southerly line being 317.3 feet, to a broken line in the rear, measuring 280.50 feet thereon.

Being the same property conveyed to Rhonda Alma Scott, NKA Rhonda Scott Kinslow, by Warranty Deed from Tamiko Charese Allen dated July 23rd, 2007 and recorded as Instrument No. 20070730-0089880 in Register's Office of Davidson County, Tennessee on July 30th, 2007.

This is improved property known as 4231 West Hamilton Road, Nashville TN 37218.
This conveyance is subject to the following:

1. Taxes for 2019-2021 and subsequent years, a lien not yet due and payable.
2. Covenants as of record in Book 4147, Page 49, Book 7897, Page 404, Book 7912, Page 839, Book 8074, Page 353 and Book 8312, page 989, said Register's Office.
3. Subject to all matters on Plat Book 3700, Page 132, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of June 2021.

Rhonda Alma Scott, NKA Rhonda Scott Kinslow ~~Kinslow~~ RSK

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Rhonda Alma Scott, NKA Rhonda Scott Kinslow, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 8th day of June 2021.

Florence New
Notary Public

My Commission Expires: 11-6-23

FLORENCE NEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY