NEW OWNER:
JOHN BERNARD ELAM, JR.
412 BARRYWOOD DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0940

Map 146
Parcel 126.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 672519 DEEDWARR
07/07/2021 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $2,591.85
20210707-0091630

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Thousand Five Hundred and 00/100 Dollars ($700,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LORI LYNETTE HINESLEY and WHITNEY WADE HINESLEY, wife and husband,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN BERNARD ELAM, JR. and CHARLOTTE GILL ELAM, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 328 on the Plan of Section Five, Crieve Hall Estates, as shown on the plat of the same of record in Plat Book 2133, Page 91, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to LORI LYNETTE HINESLEY and WHITNEY WADE HINESLEY, wife and husband, by Quitclaim Deed from Lori Lynette Hinesley formerly known as Lori Lynette Bankston, dated October 6, 2016, and recorded in Instrument No. 20161017-0109642, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to LORI LYNETTE BANKSTON, an unmarried woman, by Warranty Deed from Steven Andrew Yates and wife, Holly R. Yates, dated November 17, 2011, and recorded in Instrument No. 20111207-0095478, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as **412 BARRYWOOD DRIVE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 91, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of June, 2021.

LORI LYNETTE HINESLEY

WHITNEY WADE HINESLEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LORI LYNETTE HINESLEY and WHITNEY WADE HINESLEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2021.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-16-2022

202107070091630

****

The actual consideration or value, whichever is greater, for this transfer is **$700,500.00.**

AFFIANT

Sworn to and subscribed to before me this 30th day of June, 2021.

NOTARY PUBLIC

My commission expires: _____

MEGAN DUPRIEST
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
5/24/2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, **Joshua A. Terry,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6|30|21.

Affiant Signature

7|6|21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7|6|21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON