This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12812-DJ

Karen Johnson Davidson County
Batch# 680763 DEEDWARR
07/21/2021 12:20:30 PM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20210721-0097870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

Subscribed and sworn to before me, this the 12th day of July, 2021.

Notary Public
My Commission Expires: 3-1-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emily Catherine Carlson Alex Karim Bachari 629 Marswen Dr Nashville TN 37216	Cross Country Mortgage, LLC 6850 Miller Road Brecksville, OH 44141	061-02-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Candace Mechelle Lewis, Anthony Dewayne Shelton, Sheila Fran Hagan, William Earl Dale Jones, Richard Neil Jones, Jr., Willard Alfred Dwaine Jones, and Cynthia Jean Butler**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Emily Catherine Carlson and Alex Karim Bachari, wife and husband**, 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. 217 on the Plan of Gra-Mar Acres, Section Eight of record in Book 2331, Page 110, 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 Alma Jean Shelton and Gilbert K. Shelton, by deed from Alma Jean Shelton, of record in Instrument No. 20081229-0123151, Register's Office for Davidson County, Tennessee, dated December 10, 2008 and recorded on December 29, 2008. Said Gilbert K. Shelton having since passed on November 10, 2015, thereby leaving Alma Jean Shelton as tenant by the entirety. Said Alma Jean Shelton having died on February 12, 2020. Pursuant to the Affidavits of Heirship of Alma Jean Shelton. recorded on July ____, 2021 in Instrument No. 202107210097862, and Instrument No. 202107210097863, Register's Office for Davidson County, Tennessee, title was vested in Candace Mechelle Lewis, Anthony Dewayne Shelton, Sheila Fran Hagan, William Earl Dale Jones, Richard Neil Jones, Jr., Willard Alfred Dwaine Jones, and Cynthia Jean Butler as the sole heirs-at-law of Alma Jean Shelton, deceased.

This Instrument executed on behalf of Anthony Dewayne Shelton, Sheila Fran Hagan, William Earl Dale Jones, Richard Neil Jones, Jr., Willard Alfred Dwaine Jones, and Cynthia Jean Butler ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 202107210097864 202107210097865, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference. 202107210097866 202107210097867 202107210097868 202107210097869

This is improved property located at: **629 Marswen Drive, Nashville, TN 37216**

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF THE GRANTORS AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2021.

GRANTOR:

Candace Mechelle Lewis

Candace Mechelle Lewis

Anthony Dewayne Shelton by Candace Mechelle Lewis, his Attorney in fact

Anthony Dewayne Shelton by Candace Mechelle Lewis, his Attorney-In-Fact

Sheila Fran Hagan by Candace Mechelle Lewis, Attorney In-fact

Sheila Fran Hagan by Candace Mechelle Lewis, Attorney-In-Fact

WEDJ by CML, A-I-F

William Earl Dale Jones by Candace Mechelle Lewis, Attorney In-fact

William Earl Dale Jones by Candace Mechelle Lewis, Attorney-In-Fact

Richard Neil Jones Jr. by Candace Mechelle Lewis, Attorney In-fact

Richard Neil Jones, Jr. by Candace Mechelle Lewis, Attorney-In-Fact

Willard Alfred Dwaine Jones by Candace Mechelle Lewis Attorney In-fact

Willard Alfred Dwaine Jones by Candace Mechelle Lewis, Attorney-In-Fact

Cynthia Jean Butler by Candace Mechelle Lewis, Attorney In-fact

Cynthia Jean Butler by Candace Mechelle Lewis, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Candace Mechelle Lewis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of July, 2021.

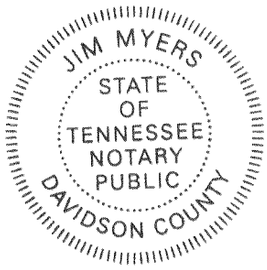
JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Candace Mechelle Lewis the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Anthony Dewayne Shelton, Sheila Fran Hagan, William Earl Dale Jones, Richard Neil Jones, Jr., Willard Alfred Dwaine Jones, and Cynthia Jean Butler ("Principals"), as Attorney-in-Fact and as the free Act and Deed of the said Principals.

WITNESS my hand and seal at office this 12th day of July, 2021.



Notary Public
My Commission expires: 11-6-2024

202107210097870

EXHIBIT "A"
TO Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Candace Nechelle Penn
Affiant

WITNESS my hand and seal at office this 12th day of July, 2021.

Jim Myers
Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202107210097870

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/12/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/12/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 **day of** July **,** 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

