39B

Karen Johnson Davidson County
Batch# 694949 DEEDWARR
08/11/2021 01:10:27 PM 2 pgs
Fees: $13.00 Taxes: $2,086.80

20210811-0108465

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $564,000.00. Affiant Subscribed and sworn to before me, this the 10th day of August, 2021. Notary Public My commission expires:

LYDIA M. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Michael Lemmon	CapStar Bank ~~New Owner(s)~~	083 13 1B 001.00
1202 Fatherland Street	2012 Richard Jones #300A	
Nashville, TN 37206	Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JACQUELINE M. O'DELL, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES MICHAEL LEMMON, SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 1 on the Plan of The Homes of Fatherland and Lillian, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for The Homes of Fatherland and Lillian, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190319-0025009, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of The Homes of Fatherland and Lillian, shows on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20190319-0025009, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Jacqueline M. O'Dell, an unmarried woman, by Quit Claim Deed from Donald R Kaufman, an unmarried man and Jacqueline M. O'Dell, an unmarried woman, who acquired title as husband and wife, of record in Instrument No. 20101115-0091421, in the Register's Office of Davidson County, Tennessee, dated August 23, 2010 and recorded on November 15, 2010.

Being the same property conveyed to Donald R. Kaufman and wife, Jacqueline M. O'Dell, by Warranty Deed from Roy L. Williams and wife, Bobbi A. Williams, of record in Instrument No. 20010906-0096789, in the Register's Office of Davidson County, Tennessee, dated August 31, 2001 and recorded on September 06, 2001.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1202 Fatherland Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of August, 2021.

Jacqueline M. O'Dell

Jacqueline M. O'Dell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jacqueline M. O'Dell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of August, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025