Karen Johnson Davidson County
Batch# 719476 DEEDWARR
09/20/2021 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20210920-0125663

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of September, 2021.

Notary Public

My commission expires: 02-01-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
L & M James Family Trust dated October 29, 2004	New Owner	172-12-0A-053.00-CO
3122 Duplex Rd		
Spring Hill, TX 37174		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kelsey Plath, a single woman

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Michael H. James and Lequeita F. James, Trustees of the L & M James Family Trust dated October 29, 2004

(hereinafter called the "Grantee"), its successors 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. 315 on the Plan of Section Two, Bradford Hills R-15 Residential P.U.D. (Formerly Gillespie Meadows) of record in Plat Book 7900, Page 117, 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 Yan Odnoralov and Viktoriya Kreyman, husband and wife by Warranty deed from Brandon R. Zarrella and Caitlin N. Zarrella of record in Instrument No. 20160331-0030491 Register's Office for Davidson County, Tennessee, dated March 30, 2016 and recorded on March 31, 2016.

Being the same property conveyed to Kelsey Plath, a single woman by Warranty deed from Yan Odnoralov and Viktoriya Kreyman, husband and wife of record in Instrument No. 20181011-

0100971 Register's Office for Davidson County, Tennessee, dated October 09, 2018 and recorded on October 11, 2018.

This is **improved** property known as **952 Fallview Trail, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of September, 2021.

Kelsey Plath

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kelsey Plath, the bargainor(s), 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, and who swore to the statements made above and subscribed she name above.

Witness my hand and official seal this 16th day of September, 2021.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 21-000615-525

SP 11/2015

Tennessee Certification of Electronic Document

I, Patricia Nicks 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 09-16-2021 (date of document).

Affiant Signature

09-16-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

