When recorded, return to:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215
File Number: 21083678

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-13538-RL-s

Karen Johnson Davidson County
Batch# 727965 DEEDWARR
09/30/2021 11:39:40 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210930-0131630

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Subscribed and sworn to before me, this the 28th day of September, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Julie M. James 8207 Sawyer Brown Road, #G5 Nashville, TN 37221	Julie M. James 8207 Sawyer Brown Road, #G5 Nashville, TN 37221	142-01-0A-045-00

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, I/we,

Kimela Griffith, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Julie M. James, an unmarried woman, 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:

Being Unit No. G-5, together with the Carport Designated No. G-5-C, in River Plantation (Section One), A Condominium Apartments, a Horizontal Property Regime, Located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, Page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, Page 474, and Supplement and amendment recorded in Instrument No. 20051020-0126564 and amended in Instrument No. 20140219-0014288, the Register's Office of Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Kimela Griffith, by Warranty Deed from Angela Harris Hunter and George W. Hunter, Wife and Husband, of record in Instrument No. 20120912-0082638, in the Register's Office of Davidson County, Tennessee, dated September 10, 2012 and recorded on September 12, 2012.

This is improved property located at: **8207 Sawyer Brown Road, #G5, Nashville, TN 37221**

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 15th day of September, 2021.

GRANTOR:

Kimela Griffith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this **15TH** day of September, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22