Karen Johnson Davidson County
Batch# 744576 DEEDWARR
10/27/2021 09:00:59 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20211027-0144107

This Instrument Prepared By:
Saddle Creek Title, LLC
756 Ridge Lake Blvd., Suite 120
Memphis, Tennessee 38120

WARRANTY DEED

THIS INDENTURE is made and entered into this 22 **day of October, 2021**, by and between **Gilbert Bass and Tusha Bass, husband and wife**, party of the first part, and **Nicole J. Brookshire-Nevels and Claude Richard Nevels, wife and husband,** party of the second part,

WITNESSETH: That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

See Exhibit "A"

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for unpaid City and County Taxes which are not yet due and payable and except for the following: subdivision restrictions, building lines and easements in the Davidson County Register's Office, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

See Attached Signature Page.

Gilbert Bass by JJ, AIF
By: Gilbert Bass by James Jones, as AIF

Tusha Bass by JJ, AIF
By: Tusha Bass by James Jones, as AIF

STATE OF
COUNTY OF

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, James Jones to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Gilbert Bass and Tusha Bass acting as that person's agent and attorney in fact, and acknowledged that he/she executed the foregoing instrument as agent and attorney in fact for Gilbert Bass and Tusha Bass for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22 day of October 2021.

KAY WHEELER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 2-28-2023

Notary Public

My Commission Expires:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$530,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sandra Brown
Affiant

Subscribed and sworn to before me this 22nd day of October, 2021.

Gina Dunning
NOTARY PUBLIC

My Commission Expires:
8/21/23

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Tax Parcel: 040-09-0A-021-00
Property Address: 716 Hardys Court, Nashville, TN 37189

Name & Address of Owner and Mail Tax Bills to:
Nicole J. Brookshire-Nevels and Claude R. Nevels

When Recorded Return To:
Freedom Title Services
135 Center Pointe Drive, Clarksville, TN 37040

Exhibit A

Lot 21, on the plan of Whites Creek Manor, as of record in Instrument Number 20061130-0148061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

This being the same property conveyed to Gilbert Bass and Tusha Bass, husband and wife, from Javad Salimi by a Warranty Deed of record dated 10/15/2013 and recorded 10/18/2013 at Instrument Number 20131018-0109060, in the Register's Office of Davidson County, Tennessee.

Being a portion of the property conveyed to Javad Salimi by Quitclaim Deed from Hamidreza Parsa, dated April 8, 2013, filed April 15, 2013, in Instrument No. 20130415-0037400, Register's Office for Davidson County, Tennessee, and further being a portlon of the property canveyed to Hamidreza Parsa by Quitclaim Deed dated May 13, 2012, in Instrument No. 20120516-0042409, said Register's Office, and further being a portion of the property conveyed to Best Built Construction, Inc., a Tenncssee corporation by Warranty Deed dated December 11, 2006, in Iristrument No. 20061221-0157225, said Register's Office.