Karen Johnson Davidson County
Batch# 754405 DEEDWARR
11/15/2021 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20211115-0151479

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $850,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of November, 2021.

Notary Public
My commission expires: 9-6-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jennifer Lyell	First Community Mortgage, Inc.	SEE LEGAL DESCRIPTION
4316 Morriswood Drive Nashville, TN 37204	262 Robert Rose Drive, Suite 200 Murfreesboro, TN 37129	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VERLON K. THOMPSON AND DEMETRIA D. KALODIMOS, TRUSTEES OF THE DKVT LIVING TRUST DATED DECEMBER 9, 2015,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JENNIFER LYELL, unmarried,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract I (Map/Par 132-07-0 046.00):
Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Southmeade, plan of record in Plat Book 1835, Pages 118 and 119, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Tract II (Map/Par 132-07-0 059.00):
Land in Davidson County, Tennessee, being the Westerly part of Lot 64 on the Plan of Southmeade, of record in Plat Book 1835, Pages 118 and 119, Register's Office for Davidson County, Tennessee, being triangular in shape and described as follows:

Beginning at a point at the southwest corner of Lot 64 on the easterly boundary of Lot 50 on said plan; thence with the line between Lots 64, 50 and 49, northerly 230.1 feet to a point in the northwest corner of Lot 64; thence with the northerly line of said lot easterly 48 feet to the westerly boundary of the property taken by the State of Tennessee for Interstate Highway 65; thence with the same southerly 225 feet to the point of beginning.

Being the same property conveyed to Verlon K. Thompson and/or Demetria D. Kalodimos, Trustees of The DKVT Living Trust dated December 9, 2015, by Warranty Deed from Hamid Toloogolzari, a married man, dated 05/08/2020, of record in Instrument Number 20200515-0050932, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Hamid Toloogolzari by Warranty Deed from Troy S. Scott and Joan K. Scott, dated 07/22/2019, of record in Instrument Number 20190723-0072329, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4316 Morriswood Drive, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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.

VKT
DDK

Witness my hand this the 2nd day of November, 2021.

The DKVT Living Trust

Verlon K. Thompson, Trustee

Demetria D. Kalodimos, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Verlon K. Thompson and Demetria D. Kalodimos, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the Trustees of the within named bargainor, a Trust, and that they, as such Trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Verlon K. Thompson and Demetria D. Kalodimos as such Trustees.

Witness my hand and official seal this 2nd day of November, 2021.

Notary Public

My Commission Expires:

9-6-22

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-2-21.

Affiant Signature

11-9-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 9 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY