WARRANTY DEED

Karen Johnson Davidson County
Batch# 775027 **DEEDWARR**
12/16/2021 01:35:51 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20211216-0166525

DM-TAG-21-606

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John H. James and Catherine E. James	**Simmons Bank**	
(NAME)	(NAME)	**102-04-0-016.00**
798 Rodney Dr	**Attn: Mortgage Dept.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Pine Bluff, AR 71611-9067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHERINE EVANS AND MATTHEW P. ALEXANDER, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN H. JAMES AND CATHERINE E. JAMES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1118 on the Plan of Charlotte Park, Section 14, of record in Book 3300, Page 29 and 30, Register's Office for said County.

Said Lot No. 1118, which is a corner lot, fronts 99.3 feet on the northeasterly margin of Galaxie Drive and fronts 120.1 feet on the southeasterly margin of Ranchero Drive, said frontages being joined by a curve having a length of 39.4 feet, and extends back 115.8 feet on the northeasterly line and 126.0 feet on the southeasterly line, to a point of intersection.

Being the same property conveyed to Catherine Evans and Matthew P. Alexander, tenants in common by Warranty deed from Karen S. Gibson f/k/a Karen S. Parman and James B. Gibson, Jr wife and husband of record in Instrument No. 20181221-0124184 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 21, 2018. Catherine Evans having since married Matthew P. Alexander and is now known as Catherine Evans Alexander.

This conveyance is subject to:
- Taxes for the year 2022, a lien due and payable but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Pages 29 and 30, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3312, Page 100, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **606 Galaxie Dr, Nashville, Tennessee 37209-2804**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 9th DAY OF DECEMBER, 2021.

Catherine Evans

Matthew P. Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE EVANS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW P. ALEXANDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212