Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #G-P-21-7277307

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

NOT NEW YORK

STATE OF ~~TENNESSEE~~ NY
COUNTY OF _____

The actual consideration or value, whichever is greater is $380,000.00.

Affiant

ROGER ANTHONY BROWN
Notary Public, State of New York
No. 01[illegible]6390
Qualified in New York County
Commission Expires 12/19/23

Subscribed and sworn before me this the 9 day of December, 2021.

Notary Public
My commission expires: 12/19/23

Karen Johnson Davidson County
Batch# 775502 **DEEDWARR**
12/16/2021 03:05:46 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20211216-0166696

WARRANTY DEED

Address of New Owner:
John H. James and Catherine E. James
7277 Charlotte Pike #307
Nashville, TN 37209

Send Tax Bill to:
NEW OWNER
798 Rodney
Nashville, TN 37205

Tax Information:
114-08-0C 149.00

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, REBECCA DAVID, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN H. JAMES AND CATHERINE E. JAMES, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Unit No. 145 on the plan of West Park, Phase 3, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of West Park, Phase 3, of record in Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowners' Association, Inc., of record in Instrument No. 20041221-0151636, in the Register's Office for Davidson County, Tennessee, and also as amended in Instrument No. 20060202-0013378, and as further set out on Plan of West Park Phase 3, of record as Exhibit A of Instrument No. 20060202-0013378, in the Register's Office for Davidson County, Tennessee to which Master Deed and Plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca David, a married woman, by Warranty Deed dated 09/25/2015, from Mary Kathryn Nivens, a single woman, of record in Instrument No. 20150929-0098778, Register's Office for said County.

This is investment property only for Rebecca David, Grantor, never her marital home.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7277 Charlotte Pike #307, Nashville, TN 37209.

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Witness my hand this the 9 day of December, 2021.

Rebecca David

STATE OF ~~TENNESSEE~~ RHD NEW YORK
COUNTY OF NY

ROGER ANTHONY [illegible]
Notary Public, State of New York
No. 01[illegible]
Qualified in New York County
Commission Expires 12/19/23

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rebecca David, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires:
12/19/23

Notary Public