Name and Address of New Owner:
Kaily James
4325 West Hamilton Road
Nashville, TN 37218

Send Tax Bills To:
Kaily James

Karen Johnson Davidson County
Batch# 776404 DEEDWARR
12/17/2021 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20211217-0167345

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 05810000700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joshua Anthony Ireland and Rebecca Ireland, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kaily Anne James, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A 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. 49 on the Plan of Section Two, Gold Key Addition of record in Plat Book 5050, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Anthony Ireland and Rebecca Ireland, husband and wife, by Warranty Deed from Charles P. Stubblefield, a married man, recorded on August 24, 2015, of record in Instrument No. 20150824-0085112, Register's Office for Davidson County, TN.

This is improved property known as 4325 West Hamilton Rd., Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of December, 2021.

_____(SEAL)
Joshua Anthony Ireland

_____(SEAL)
Rebecca Ireland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2021, before me personally appeared Joshua Anthony Ireland and Rebecca Ireland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of December, 2021.

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 3-8-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
10th day of December, 2021.

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3-8-22
File No. 2021-3872

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 15, 2021.

Tori Cole

Affiant Signature

Date: 12/15/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 15, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

