39-B

Karen Johnson Davidson County
Batch# 816502 DEEDWARR
03/07/2022 12:18:31 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20220307-0025699

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JULY 9, 2022

**THIS INSTRUMENT WAS PREPARED BY**
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-013

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Chase Everett Ballard and Sierra Marie Lax | Primary Residential Mtg | 091-05-0-016.00 |
| (NAME) | (NAME) | |
| 660 James Avenue | 1480 N 2200 W | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Salt Lake City, UT 84116 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Five Thousand And No/100 Dollars ($405,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ISABELLA JAMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHASE EVERETT BALLARD AND SIERRA MARIE LAX, BOTH UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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(s) 5, as shown on the map entitled Moss-Wood Subdivision, of record in Book 2663, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 5 fronts 60 feet on the southerly margin of James Avenue and extends back 130 feet on the westerly line and 130 feet on the easterly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to ISABELLA JAMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, of record in Instrument No. 20200106-0001343, dated January 2, 2020, said Register's Office.

Further being the same property conveyed to BENJAMIN JAMES DUNKIN, UNMARRIED AND CARMYN ISABELLA COOK, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from ISABELLA JAMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated June 12, 2020, of record in Instrument No. 20200617-0063172, said Register's Office.

Further being the same property conveyed to ISABELLA JAMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BENJAMIN JAMES DUNKIN, UNMARRIED AND CARMYN ISABELLA COOK, UNMARRIED , dated November 13, 2020, of record in Instrument No. 20210105-0001679, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 660 James Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 3rd day of MARCH, 2022.

Isabella James LLC, a Tennessee Limited Liability Company

BY: _____
Carmyn I. Cook, Member

BY: _____
Benjamin Dunkin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that Carmyn I. Cook and Benjamin Dunkin personally appeared before me this day and acknowledged themselves to be the authorized members of Isabella James, LLC, a Tennessee Limited Liability Company, and who further acknowledged the due execution of the foregoing instrument as the free act and deed of Isabella James, LLC, a Tennessee Liability Company.

Witness my hand and official seal, this the 3rd of MARCH, 2022.

_____
Notary Public
My Commission Expires: 7-9-24

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY