D

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2022.

_____
Notary Public

MY COMMISSION EXPIRES: 10/11/25
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER D. STACEY WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 818873 DEEDWARR
03/10/2022 08:58:33 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20220310-0027448

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jennifer L. French, unmarried 420 Elysian Fields Rd. Nashville, TN 37211	Nationstar Mortgage P.O. Box 650783 Dallas, TX 75265-0783	133140A024.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John M. Wells, Trustee of the 420 Elysian Fields Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jennifer L. French, unmarried**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B-5 of The Village of Grassmere formerly Oakcrest Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, Instrument No. 1999123-09959939 and Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Brian W. Stitt by Warranty Deed from Grassmere Development Company, LLC, dated 08/21/2007 and recorded 09/07/2007, of record in Instrument 200709070107460, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John M. Wells, Trustee of The 420 Elysian Fields Trust by Warranty Deed from Brian W. Stitt, dated 04/21/2021 and recorded 04/22/2021, of record in Instrument 202104220054142, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 420 Elysian Fields Rd., Nashville, TN 37211

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.

Witness my/our hand(s) this the 9th day of March, 2022.

420 Elysian Fields Trust

BY: _____
John M. Wells
Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John M. Wells with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 31st of March, 2022.

_____
Notary Public

My Commission Expires: 10/11/25

SEAL

JENNIFER STACY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY