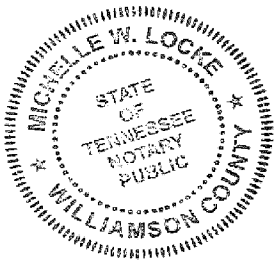
Karen Johnson Davidson County
Batch# 873739 DEEDWARR
06/17/2022 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220617-0069714



(Notary Stamp)

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 13th day of June, 2022.

Michelle W Locke
Notary Public

My commission expires: 9/14/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Madison Shell and Justin Twellmeyer	Hometown Lenders INC	**172-12-0A-053.00-CO**
952 Fallview Trail	6909 Lenox Village Dr Suite 18	
Nashville TN 37211	Nashville TN 37211	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Michael H. James and Lequeita F. James, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Madison Kathryn Shell, an unmarried woman, and Justin Twellmeyer,an unmarried man, as joint tenants

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 315 on the Plan of Section Two, Bradford Hills R-15 Residential P.U.D. (Formerly Gillespie Meadows) of record in Plat Book 7900, Page 117, 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 Michael H. James and Lequeita F. James, Trustees of the L & M James Family dated October 29, 2004 by Warranty deed from Kelsey Plath, a single woman of record in Instrument No. 20210920-0125663 Register's Office for Davidson County, Tennessee, dated September 16, 2021 and recorded on September 20, 2021.

Being the same property conveyed to Michael H. James and Lequeita F. James, husband and wife by Quit Claim Deed from Michael H. James and Lequeita F. James, Trustees of the L & M James Family Trust dated October 29, 2004, of record in Instrument No. 202206170069713 Registers Office for Davidson County, Tennessee, dated June 8th, 2022 and recorded on June _____, 2022.

This is **improved** property known as **952 Fallview Trl, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the ~~13th~~ 8th day of June, 2022. BHC

Michael H. James

Lequeita F. James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael H. James and Lequeita F. James, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~13th~~ 8th day of June, 2022. BHC

Notary Public
My Commission Expires: 10-27-25

Brad Krivensky
State of Tennessee
Notary Public
Williamson County

Lenders Title Company File No. 22-001121-525

Tennessee Certification of Electronic Document

I, Patricia Nicks, do hereby make oath that I am a licensed attorney and/or 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 06-13-2022 (date of document).

Affiant Signature

06-13-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

