WARRANTY DEED

Karen Johnson Davidson County
Batch# 875695 **DEEDWARR**
06/22/2022 10:49:50 AM 2 pgs
Fees: $13.00 Taxes: $3,200.50

20220622-0071016

Y-CRE-22-2301A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC STEPHANIE WOODALL DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ha Ling RE Trust created April 1, 2022	**New Owner**	
(NAME) **2301 A Carter Ave**	(NAME)	083-03-2C-001.00-CO
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES EDWARD MELLOR AND LOUISE ANN JAMES, CO-TRUSTEES OF THE MELLOR-JAMES JOINT REVOCABLE TRUST CREATED JULY 21, 2020**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WARNER JONES, TRUSTEE OF THE HA LING RE TRUST CREATED APRIL 1, 2022**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2301A-2301B Carter Avenue, a Horizontal Property Regime of record as Instrument No. 20170522-0050743 and amendment recorded in Instrument No. 20190208-0012069 and being shown on Plat attached thereto as Exhibit "B", 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 Charles Mellor and Louise James, husband and wife by Warranty deed from James A. Fineman, married of record in Instrument No. 20190408-0031436 Register's Office for Davidson County, Tennessee, dated April 01, 2019 and recorded on April 08, 2019.

Being the same property conveyed to Charles Edward Mellor and Louise Ann James Co-Trustees of the Mellor-James Joint Revocable Trust created July 21, 2020 by Quitclaim deed from Charles Edward Mellor and Louise Ann James of record in Instrument No. 20200731-0084392 Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 31, 2020.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170522-0050743 and amendment recorded in Instrument No. 20190208-0012069 and Amendment in Instrument No. 20190228-0018065, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 4121, Page 456, Book 4121, Page 455, Book 4121, Page 463, Book 4122, Page 359, Book 4147, Page 144, and Book 4155, Page 509, in the Register's Office for Davidson County, Tennessee.
- Easement(s) granted to Sanitary sewer of record in Book 4116, Page 534, Register's Office for said County.
- Agreement for Dedication of Easement for Public Utility of record in Instrument Number 20150122-0006322, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2301 A Carter Ave, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th DAY OF JUNE, 2022.

Mellor-James Joint Revocable Trust created July 21, 2020

BY: Charles Edward Mellor
Charles Edward Mellor
Co-Trustee

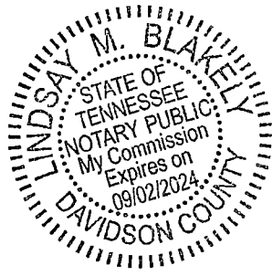
BY: Louise Ann James
Louise Ann James
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES EDWARD MELLOR, CO-TRUSTEE of MELLOR-JAMES JOINT REVOCABLE TRUST CREATED JULY 21, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of June, 2022.

LMBlakelly
Notary Public
My Commission Expires: _____
(SEAL)

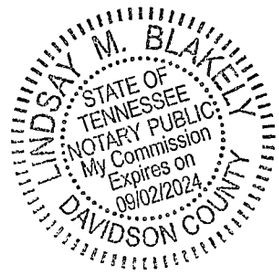


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUISE ANN JAMES, CO-TRUSTEE of MELLOR-JAMES JOINT REVOCABLE TRUST CREATED JULY 21, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of June, 2022.

LMBlakelly
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212