Karen Johnson Davidson County
Batch# 910739 DEEDWARR
08/31/2022 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220831-0098270

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Amber Whisner
Affiant

EMILEE GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me this 30th day of August, 2022.

Emilee Gibson
Notary Public
My Commission Expires: 6/22/26

2022-405

Address of New Owner:	Send Tax Bills to:	Tax Information:
Matthew Bala	Same as owner	
508 Champions Court		172-08-0B-085.00-CO
Nashville, TN, 37211		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James Christopher Nabors, an unmarried man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Matthew Bala, unmarried man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Final Plat of Phase Two, Bridle Downs of record in Plat Book 7900, Page 241, 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 James Christopher Nabors and Laura Michell Nabors by Warranty Deed from William Roger Walker, Jr. of record in Instrument No. 20150508-0042178 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 08, 2015.

Being the same property conveyed to James Christopher Nabors, an unmarried man by General Warranty deed from James Christopher Nabors, unmarried and Laura Michell Nabors, unmarried of record in Instrument No. 20181017-0103150 Register's Office for Davidson County, Tennessee, dated October 03, 2018 and recorded on October 17, 2018.

Note: A formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, Tennessee in Case No. 18D493 on August 08, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **508 Champions Court, 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 our hands this 30th day of August, 2022.

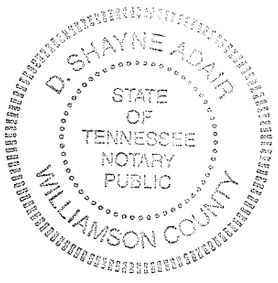
James Christopher Nabors

James Christopher Nabors

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 James Christopher Nabors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2022.



Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

Tennessee Certification of Electronic Document

I, Amber Whisner, 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 August 30, 2022 (date of document).

Amber Whisner
Affiant Signature

August 31, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 31 day of August, 2022.

Kelly Dorsey
Notary's Signature

MY COMMISSION EXPIRES: 2.22.25

NOTARY'S SEAL

Kelly Dorsey
State of Tennessee Notary Public
Rutherford County