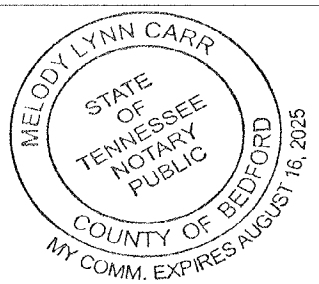
Karen Johnson Davidson County
Batch# 995172 DEEDWARR
04/21/2023 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230421-0029687

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2023.

Notary Public

My commission expires: 8-16-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph Jin Woo Fala and Sarah Jones Fala	New Owner	145-12-0-003.00
3600 Dairy Pond Place		
Durham, NC 27705		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES RAY ROBERTS, JR AND SUSAN RODMAN DELANEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH JIN WOO FALA, AND SARAH JONES FALA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 46 on the Plan of Lakeview Manor of record in Plat Book 2133, Page (s) 39 through 41, inclusive, 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 Ray Roberts, Jr. by Warranty deed from James Ashmore Johns and wife, Karla Jansen Johns of record in Book 10091, page 790, Register's Office for Davidson County, Tennessee, dated June 18, 1996 and recorded on June 19, 1996.

Being the same property conveyed to Anita Lester, Trustee by Quitclaim Deed from James Ray Roberts, Jr. of record in Instrument No. 20130325-0028999, Register's Office for Davidson County, Tennessee, dated March 18, 2013 and recorded on March 25, 2013 and within the same deed the said Anita Lester, Trustee conveyed his interest in the subject property to James Ray Roberts, Jr. and wife, Susan Rodman DeLaney.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5062 Lakeview Drive, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of April, 2023.

James Ray Roberts, Jr.

James Ray Roberts, Jr

Susan Rodman DeLaney

Susan Rodman DeLaney

STATE OF NORTH CAROLINA
COUNTY OF ORANGE COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Ray Roberts, Jr and Susan Rodman DeLaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of April, 2023.

Derek D. McAllister
Notary Public

My Commission Expires: February 11, 2024

DEREK D MCALLISTER
Notary Public - North Carolina
Durham County
My Commission Expires Feb 11, 2024

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 4-21-23 (date of document).

Jami K. Averwater

Signature

4-21-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of April, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

