WARRANTY DEED

Karen Johnson Davidson County
Batch# 1003232 DEEDWARR
05/15/2023 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,310.54
20230515-0036177

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 23-147M

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael Elias	CMG Mortgage	151090A22200CO
(NAME)	(NAME)	
413 Ashby Place	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, SHERRY KAY JAMES AND CHARLES E. JAMES, ONLY HEIRS AT LAW OF LAQUITA C JAMES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL ELIAS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEES, 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. 222 on the Plan of Phase 3, Section 1, Long Hunter Chase of record in Plat at Instrument No. 20001103-0109138, 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 LaQuita C. James, unmarried by Warranty deed from NVR, Inc., a Virginia corporation, Trading as Fox Ridge Homes of record in Instrument No. 20020829-0104623 Register's Office for Davidson County, Tennessee, dated August 26, 2002 and recorded on August 29, 2002. LaQuita Chantelle James died intestate June 17, 2021, her estate being administered through Davidson County, Tennessee Probate Court, Docket No. 21P1407.

unimproved ☐
This is improved ☒ property, known as 413 Ashby Place, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 6th day of May 2023

Heirs and Beneficiaries of the Estate of LaQuita C. James

BY: Sherry K. James
Sherry Kay James

BY: Charles E. James
Charles E. James

STATE OF Tennessee

COUNTY OF Decatur

On this 6th day of May 2023, before me personally appeared Sherry Kay James and Charles E. James, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed

Witness my hand and official seal this 6th day of May 2023

Jamila Brooks
Notary Public
My Commission Expires: 01/20/2026

JAMILA BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 5, 2023.

J. Carlton Drumwright

May 5, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 5, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY