Karen Johnson Davidson County
Batch# 1024626 DEEDWARR
07/11/2023 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20230711-0052774

WARRANTY DEED

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2023.

Notary Public

My commission expires: 3/29/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Adel Mehani	CMG Mortgage Inc	Map 164-12-0-B Parcel 054.00CO
1332 Tree House Drive	3160 Crow Canyon Rd	Ste 400
Antioch, TN 37013	San Ramon CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Raoul E. James and Lynette L. James, husband and wife, and Beulah Bruce, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adel Mehani, 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. 54 on the Plan of Phase 1B, Bright Pointe SP Subdivision, of record in Instrument No. 20190523-0048895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Raoul E. James, Lynette L. James, husband and wife, and Beulah Bruce, unmarried, by Warranty Deed dated February 12, 2020, from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20200213-0016507, Register's Office of Davidson County, Tennessee.

This instrument is being executed on behalf of Beulah Bruce, pursuant to a Power of Attorney executed by her on the _____ day of June, 2023, of record in Instrument No. 202307110052773, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Instrument No. 20190523-0048895, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for Bright Pointe, of record in Instrument No. 20180420-0037515, By-Laws appended thereto; Register's Office for Davidson County, Tennessee. 3) Charter for Brighton Pointe Homeowners Association, Inc., of record in Instrument No. 20180412-0034518, said Register's Office. 4) Easement for septic tank sewer systems and drainage field as of record in Book 5503, Page 634, said Register's Office. 5) Declaration of Restrictions and Covenants for Stormwater Facilities and systems, of record in Instrument No. 20160520-0050859, said Register's Office. 6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20180522-0049101 and Instrument No. 20180817-0081651, said Register's Office. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **1332 Tree House Drive, Antioch, TN 37013**

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 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 my/our hand(s) this **22nd** day of **June, 2023.**

Raoul E. James

Lynette L. James

Beulah Bruce by Lynette L. James Attorney in Fact

Beulah Bruce by Lynette L. James, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Raoul E. James and Lynette L. James,** the within named sellers, 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.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **June, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Lynette L. James,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Beulah Bruce,** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Beulah Bruce,** for the purpose therein contained, by signing the name of **Beulah Bruce,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **June, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 June 22, 2023.

J. Carlton Drumwright

June 22, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 22, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY