This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $575,000.00.

Affiant

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn before me this the 20 day of October, 2023.

Notary Public
My commission expires: 9/7/2026

Karen Johnson Davidson County
Batch# 1064148 DEEDWARR
10/24/2023 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20231024-0083143

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
India D. James 2223 B 24th Ave Nashville, TN 37208	New Owner 2223 B 24th Ave Nashville TN 37208	081-02-2E 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALLEN VESTERFELT AND MEG VESTERFELT, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to INDIA D. JAMES, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 2 aka Unit 2223B of 2223 A&C 24th Ave. N. Residences, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20171026-0109743, amended in Instrument No. 20190605-0053543, Register's Office for said County, and being shown on plan attached thereto as Exhibit C, as amended, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allen Vesterfelt, a Widower, by deed dated 10/25/2019, from The Kendrick Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191029-0111045, as corrected in Instrument No. 20191231-0134792, Register's Office for said County.

Meg Vesterfelt, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2223 B 24th Ave, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17 day of October, 2023.

Allen Vesterfelt

Meg Vesterfelt

STATE OF MN
COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Allen Vesterfelt and Meg Vesterfelt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of October, 2023.

My commission expires: 1/31/26

ANDREW S MILLER
Notary Public
Minnesota
My Commission Expires
Jan 31, 2026

Notary Public

Certificate of Authenticity

I, Holly A. Mason, 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 October 17, 2023.

Affiant Signature

10/17/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of October, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026