Name and Address of New Owner:
Hannah Priem
685 James Avenue
Nashville, TN 37209

Send Tax Bills To:
Owner at property address

Karen Johnson Davidson County
Batch# 1071684 DEEDWARR
11/14/2023 11:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20231114-0088684

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 091-05-0-193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sarah Kelly, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hannah Priem, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of the Re-Subdivision of Lot No. 3, West Nashville Annex, as of record in Plat Book 4175, page 112, Register's Office for said County, described as follows:

Said Lot fronts 58 feet on the northwesterly side of James Avenue and extends back 115.07 feet on the northeasterly line and 135.04 feet on the southwesterly line to a dead line and measures 61.34 feet thereon.

Being the same property conveyed to Sarah Kelly by Deed dated April 30, 1974, from John E. Crowe, III, and wife, Euretta K. Crowe, recorded May 16, 1975, in Book 4913, Page 272, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 685 James Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of November, 2023.

Sarah Kelly (SEAL)

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 9th day of November, 2023, before me personally appeared Sarah Kelly, 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's (or persons') free act and deed.

Witness my hand, at office, this 9th day of November, 2023.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

AFFIDAVIT OF VALUE

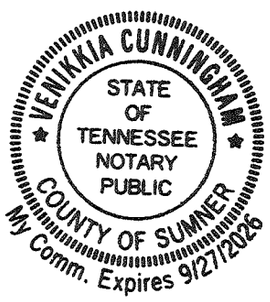
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sarah Kelly

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 9th day of November, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 11/9/23.

Affiant Signature – Joshua A. Terry

11/10/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/10/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27