Karen Johnson Davidson County
Batch# 1127032 DEEDWARR
04/25/2024 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20240425-0030038

WARRANTY DEED

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Haywood

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 23 day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires: 07-16-2025

2024-03-1618

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

TY C. LAWRENCE
NOTARY PUBLIC
Haywood County
North Carolina
My Commission Expires July 16, 2025

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Roathipoun Po 109 Sugarbush Court Nashville, TN 37211	NEW OWNER	Map/Parcel 181 01 0A 005.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark A. James, a single man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Roathipoun Po, a married woman,** hereinafter called the GRANTEE, her heirs and assigns, that 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. 5 on the Plan of SUGAR VALLEY, SECTION ONE, as of record in Plat Book 9700, Page 374, as amended in Plat Book 9700, Pages 709,710 & 711, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark A. James and Tony G. James, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Mohammed Yousefpoor and wife, Fariba Alizadeh, of record in Instrument No. 20070618-0072385, in the Register's Office of Davidson County, Tennessee, dated June 15, 2007, and recorded on June 18, 2007. The said Tony G. James died on December 10, 2020, leaving Mark A. James as surviving tenant by the entirety.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years are a lien but not yet due payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 109 Sugarbush Court, Nashville, TN 37211.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 23rd day April, 2024.

Mark A. James

STATE OF NORTH CAROLINA
COUNTY OF Haywood

On this 23rd day of April, 2024, before me personally appeared Mark A. 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's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of April, 2024.

Notary Signature
My commission expires: 07-16-2025

TY C. LAWRENCE
NOTARY PUBLIC
Haywood County
North Carolina
My Commission Expires July 16, 2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 23, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

April 25, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026