Warranty Deed

Karen Johnson Davidson County Batch# 1143814 DEEDWARR 06/05/2024 03:36:30 PM 3 pgs Fees: $18.00 Taxes: $2,294.00 20240605-0042233	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $620,000.00. Affiant Subscribed and sworn to before me, this the 4th day of June, 2024. Notary Public My commission expires:

C. TROY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Patrick H. Stone Camille C. Stone	Lending Hand Mortgage, LLC	090-12-0-003.00
6410 Edsel Drive	510 Lentz Drive	
Nashville, TN 37209	Madison, TN 37115	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EMILY JULIANNE JAMES NKA JULIANNE JAMES BORNE, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK H. STONE AND CAMILLE C. STONE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 258 on the Plan of Charlotte Park, Section IV of record in Plat Book 2663, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 258 fronts 75 feet on the Northeasterly side of Edsel Drive and extends back 142.7 feet on the Northwesterly line and 143 feet on the Southeasterly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Robert T. James Jr., married by Warranty deed from Sherry S. Deutschmann, married of record in Instrument No. 20201015-0120201 Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on October 15, 2020.

Being the same property conveyed to Emily Julianne James, a single woman by Warranty Deed from Robert T. James Jr., married of record in Instrument No. 20210107-0003313 Register's Office for Davidson County, Tennessee, dated December 31, 2020 and recorded on January 07, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6410 Edsel Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~4th~~ 3rd day of June, 2024.

Emily Julianne James NKA Julianne James Borne

Emily Julianne James NKA Julianne James Borne

STATE OF ALABAMA
COUNTY OF Lauderdale

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Emily Julianne James NKA Julianne James Borne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of June, 2024.

Notary Public

My Commission Expires: 08/30/2025

ANGELA REEDER
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Commission Expires 08/30/2025

Zachary Borne

~~**Zach Borne**~~, spouse of Julianne James Borne, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

~~**Zach Borne**~~ ZB
Zachary Borne

STATE OF ALABAMA
COUNTY OF Lauderdale

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Zach~~ Zachary Borne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of June, 2024.

Notary Public

My Commission Expires: 08/30/2025

ANGELA REEDER
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Commission Expires 08/30/2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 4th day of June, 2024.

Affiant Signature

Date 6-4-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028