THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7761-WE

Karen Johnson
Batch # 1181776
09/16/2024 09:29:37 AM
Fees: $13.00 Taxes: $9,250.00

Davidson County
DEEDWARR
2 pgs

20240916-0071121

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 2024

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew James and Julie Anne James	NEW OWNER	
623 Lynnwood Blvd.		130-03-0-074.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Anthony J Wisniewski and Nancy M Wisniewski, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew James and Julie Anne James, husband and wife**

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 the easterly part of the southerly 125 feet of Lot No. 152 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract as of record In Book 421, Pages 102 and 103, Register's Office for said County, and described according to an unregistered copy of a survey thereof made by Harvey Gee, Surveyor, dated October 31, 1946.

Said part of said lot fronts 125 feet on the westerly side of Lynwood Boulevard and runs back between lines, 221 feet on the southerly line and 244.9 feet on the northerly line, to a dead line in the rear on which it measures 124.3 feet.

Being the same property conveyed to Anthony J. Wisniewski and Nancy M. Wisniewski, husband and wife by Warranty Deed from LA Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160920-0099131 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 20, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **623 Lynnwood Blvd., Nashville, TN 37205**

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 and assigns forever; and we do covenant with 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 hand this the 13th day of September, 2024.

Anthony J. Wisniewski
by Moore, Atty in Fact
Anthony J Wisniewski
By: R. L. Moore, Attorney in Fact

Nancy M. Wisniewski
by Moore, Atty in Fact
Nancy M Wisniewski
By: R. L. Moore, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. L. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Anthony J. Wisniewski**, as his Attorney-in-Fact, as the free act and deed of the within named **Anthony J Wisniewski**.

Witness my hand and official seal this the 13th day of September, 2024.

My Commission expires 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tracey Perry
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. L. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Nancy M. Wisniewski**, as his Attorney-in-Fact, as the free act and deed of the within named **Nancy M. Wisniewski**.

Witness my hand and official seal this the 13th day of September, 2024.

My Commission expires 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tracey Perry
Notary Public