WARRANTY DEED

STATE OF TENNESSEE cuc
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Ana Gould
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2025

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Karen Johnson Davidson County
Batch# 1229515 DEEDWARR
01/23/2025 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250123-0005231

This area for recording stamp

MST 2024-1386

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Grimes	First Bank	119-03-0-060.00
(NAME)	(NAME)	
113 Stirton Road	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Franklin TN 37064	
(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, WE, **Poppy Louise Lee, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Grimes, an unmarried woman,** 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 Lot No. 34 on the Plan of Crescent Heights of record in Plat Book 2331, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary Lee, Lesley Lee and Poppy Louise Lee, as joint tenants with right of survivorship by Warranty Deed from Jennifer N. Frizzell n/k/a Jennifer N. Melendez, married of record in Instrument No. 20151117-0116625 Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on November 17, 2015.

Being the same property conveyed to Poppy Louise Lee by Quitclaim Deed from Gary Lee, Lesley Lee and Poppy Louise Lee of record in Instrument No. 20201013-0118724 Register's Office for Davidson County, Tennessee, dated October 08, 2020 and recorded on October 13, 2020.

Logan Kolar, the spouse of Poppy Louise Lee, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate

public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 106, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2495, Page 513, in the Register's Office for Davidson County, Tennessee.

This property, known as 113 Stirton Road, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 15 DAY OF JANUARY, 2025.

Poppy Louise Lee

Logan Kolar

STATE OF GEORGIA
COUNTY OF Coweta

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Poppy Louise Lee and Logan Kolar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of January, 2025.

Notary Public

My commission expires: 12/2/2028

(SEAL)

Lori Davis
NOTARY PUBLIC
COWETA COUNTY, GEORGIA
My Commission Expires 12/02/2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 15, 2025.

Affiant Signature

23rd day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028