This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-6871-SL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of September, 2025.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01/22/2029

Karen Johnson Davidson County
Batch# 1321912 DEEDWARR
09/15/2025 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250915-0073574

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joy Lee 4904 Illinois Avenue Nashville, TN 37209	Cadence Bank 2778 West Jackson Street Building C, 2nd Floor Tupelo, MS 38801	091 11 0 068.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Anne Bachner Belew, unmarried FKA Anne Bachner** (individually and/or collectively, "Grantor"), transfer and convey unto **Joy Lee, a single woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 807, and the Westerly 10 feet on Lot No. 805 of Block No. 133, PLAN NO. 1, WEST NASHVILLE, as of record in Plat Book 57, Pages 74 and 75, Register's Office for said County.

Said Lot No. 807 and part of Lot No. 805 front together 35 feet on the Northerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Anne Bachner, unmarried, by Warranty Deed from Randall Craft, of record in Instrument No. 200004170038513, in the Register's Office of Davidson County, Tennessee, dated April 17, 2000 and recorded on April 17, 2000.

This is improved property located at: **4904 Illinois Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of September, 2025.

GRANTOR:

Anne Bachner Belew

Anne Bachner Belew

STATE OF ~~TENNESSEE~~ Connecticut
COUNTY OF Middlesex

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anne Bachner Belew, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of September, 2025.

Melissa L Gomez
Notary Public
My Commission expires: 11/30/2028

MELISSA L. GOMEZ
Notary Public
Connecticut
My Commission Expires Nov 30, 2028

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 9/12/2025 (date of document).

Affiant Signature

9/12/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 12 day of September, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL