Bill Garrett Davidson County
Batch# 24616 DEEDWARR
11/09/2017 04:20:30 PM 4 pgs
Fees: $23.00 Taxes: $703.00
20171109-0115812

Commitment Number: 6067

After Recording, Send To:
All Real Estate Solutions LLC
1869 East Aurora Road, Suite 400, Twinsburg, OH 44087

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Mad Ave Enterprises, Inc., 1116 N. Spaulding Avenue, Apt. D
West Hollywood, CA 90046
PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072-04-0-288.00

GENERAL WARRANTY DEED

DY Constructions, Inc., hereinafter grantor, of **Davidson County, Tennessee**, for $190,000.00 (One Hundred Ninety Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Mad Ave Enterprises, Inc.**, hereinafter grantee, whose tax mailing address is **1421 Janie Avenue, Nashville, TN 37216**, the following real property:

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 southerly 33 feet of Lot No. 24 and the northerly 33 feet of Lot No. 25, Block "D", Map of Country Club Estates, as of record in Book 843, Page 95 Register's Office for said County. Said parts of said lots adjoin and front together 66 feet on the easterly side of Janie Avenue and run back between parallel lines, 175 feet to a dead line.
Property Address is: 1421 Janie Avenue, Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20170915-0094362 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072-04-0-288.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Nov 8, 2017:

DY Constructions, Inc.

By: Deron Jenkins

Its: Director

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov 8, 2017 by Deron Jenkins its Director on behalf of **DY Constructions, Inc.** who is personally known to me or has produced TN Drivers as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

My Comm Ex 1/05/20

ANN STATHOS POWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $190,000.00 , which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me
This 8th day of November, 2017

Affiant

DeRon Jenkins
Print Name

(Seal)

Notary Public

My commission expires:
11/03/20

Ann Stathos Donnell
Print Name

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Theresa Simon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Theresa Simon

State of OHIO
County of SUMMIT

Personally appeared before me, Joseph Hughes, a notary public for this county and state, Theresa Simon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

NOTARIAL SEAL
STATE OF OHIO

Joseph J. Hughes
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 05/30/2018