Bill Garrett Davidson County
Batch# 25229 DEEDWARR
11/13/2017 03:40:46 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20171113-0116585

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $390,000.00. Affiant Subscribed and sworn to before me, this the 8th day of November, 2017. Notary Public My commission expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
CJ Partners, LLC		
209 29th Ave. N., Suite 150	New Owner	061-15-0-053.00
Nashville, TN 37203		

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, **ELLAROSA JENNETTEE, UNMARRIED, AND ANN ENGLERT ISAACS, UNMARRIED, AND WENDLE SMITH, MARRIED*, HEIRS AT LAW OF THE ESTATE OF RALPH ENGLERT, JR.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CJ PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Being the Northerly 25 feet of Lot No. 12 and the Southerly 50 feet of Lot No. 13 on the Map of the Subdivision of Maplewood Home Tract as of record in Book No. 421, Page 174, Register's Office of Davidson County, Tennessee. Said parts of Lots Nos. 12 and 13 front together 75 feet on the Westerly side of Gallatin Road, and extend back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Ralph Englert, Sr. and wife, Margaret H. Englert, by Quitclaim Deed from M.E. Briggs, and wife, Nora L. Briggs, of record in Deed Book 754, page 347, Register's Office of Davidson County, Tennessee, the said Ralph Englert, Sr. having predeceased Margaret H. Englert on December 14, 1967.

Being the same property conveyed to Ralph Englert, Jr. by Quitclaim Deed from Ralph Englert, Jr., Executor of the Estate of Margaret H. Englert, deceased, of record in Instrument No. 20030811-0113995, Register's Office for Davidson County, Tennessee, dated August 4, 2003 and recorded on August 11, 2003. Ralph Englert, Jr. having since died. Affidavit of Heirship recorded at Instrument No. 20171106-0113837 names heirs Ellarosa Jennettee, Ann Englert Isaacs and Wendle Smith.

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.

* Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 8th day of November, 2017.

Estate of Ralph Englert, Jr.

Ellarosa Jennettee, Heir at Law by A. Alan Isaacs
her attorney-in-fact

Ann Englert Isaacs, Heir at Law by A. Alan Isaacs
her attorney-in-fact

Wendle Smith, Heir at Law, by Alan A. Isaacs
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named A. Alan Isaacs, attorney in fact for Ellarosa Jennettee, Ann Englert Isaacs, and Wendle Smith, Heirs at Law for the Estate of Ralph Englert Jr., 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 8th day of November, 2017.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public

5/3/21