Bill Garrett Davidson County
Batch# 77735 DEEDWARR
04/10/2018 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20180410-0033667

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF April, 2018

Notary Public

MY COMMISSION EXPIRES: 4/12/21
(AFFIX SEAL)

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JLN, LLC	JLN, LLC	
(NAME) JLN, LLC	(NAME)	
(ADDRESS) P.O. Box 150979	(ADDRESS) P. O. Box 150979	04311004300
(CITY) Nashville (STATE) TN (ZIP) 37215	(CITY) Nashville (STATE) TN (ZIP) 37215	

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, **Mary Jane Johnson, Administratrix of the Estate of Dollie Mae Hoskins Docket No. 02P473, Davidson County Probate Court, Tennessee and Mary Jane Johnson**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JLN, LLC,** HEREINAFTER CALLED THE GRANTEE, 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 Part of Lot No. 13 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, also being Lot No. 26 on the plan of resubdivision for Tracts Nos. 1 and 13, not of record described as follows:

Beginning on the westerly margin of Myatt Drive at a point 65 feet North of the Northeast corner of the property conveyed to Wayne V. Herndon, by deed from Julious Clyde White and wife, of record in Book 2036, Page 139, said Register's Office, being the corner of Lots Nos. 25 and 26; thence with the line between said two lots, westwardly 136 feet to the common corner of Lots Nos. 25, 26, 75 and 76; thence with the line between Lots Nos. 26 and 75, northwardly 65 feet of the common corner of Lots Nos. 26, 27, 74 and 75; thence with the line between Lots Nos. 26 and 27, eastwardly 136 feet to the westerly margin of Myatt Drive; thence with said Drive, southwardly 65 feet to the beginning.

FOR INFORMATIN PURPOSES ONLY: 212 Myatt Drive, Madison, TN 37115

Being the same property conveyed to Being the same property previously conveyed to R.W. Hoskins and Dollie M. Hoskins by virtue of Warranty Deed dated July 2, 1970 at Book 4430, Page 135 in the said Register's Office. R.W. Hoskins predeceased Dollie M. Hoskins. Dollie M. Hoskins having since died intestate on or about March 2, 2002. Her heirs at law being Mary Jane Johnson. Affidavit of heirship of record for Dollie M. Hoskins of record in Instrument No. 201804100033665——201804100033666—

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 212 Myatt Dr. Madison, TN 37115
(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 my hand this 6th (MJJ 5th) day of April, 2018.

Mary Jane Johnson, Administratrix

Mary Jane Johnson, Administratrix

Mary Jane Johnson

Mary Jane Johnson

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mary Jane Johnson, Administratrix of the Estate of Dollie Mae Hoskins Docket No. 02P473, Davidson County Probate Court, Tennessee** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th (CS 5th) day of April, 2018.

Cheryl Shanor
Notary Public

My Commission Expires: 9-13-21

CHERYL SHANOR
Notary Public – State of Utah
Comm. No. 696615
My Commission Expires on
Sep 13, 2021

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Mary Jane Johnson** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th (CS 5th) day of April, 2018.

Cheryl Shanor
Notary Public

My Commission Expires: 9-13-21

CHERYL SHANOR
Notary Public – State of Utah
Comm. No. 696615
My Commission Expires on
Sep 13, 2021

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019