Bill Garrett Davidson County
Batch# 83533 DEEDWARR
04/23/2018 09:00:42 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20180423-0037735

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$255,000.00**

x Janice D. Morris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th OF **APRIL, 2018.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JB PARTNERS	**SAME**	**091-11-0-277.00**
(NAME) **4204 BELMONT BLVD.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JANICE MORRIS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Nos. 24 and 26, of Block 97, on Plan 1 of West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot Nos. 24 and 26 front together 50 feet on the westerly margin of 49th Avenue North, formerly 8th Street, and extend back between parallel lines with southerly margin of Georgia Avenue, 160 feet to an alley.

Being the same property conveyed to JANICE MORRIS AND ANDREW D. STRICKERT, by deed from TONI J. ROTHFUSS, UNMARRIED, of record in Instrument No. 20010309-0022585, dated February 22, 2001, said Register's Office. Being further conveyed by quitclaim deed to ANDREW D. STICKERT SR. AND JANICE MORRIS, HUSBAND AND WIFE of record in Instrument No. 20161026-0113096, dated October 24, 2016, to create a tenancy by the entirety. The said Andrew D. Strickert, Sr. having since died on October 19, 2017, leaving Janice Morris as surviving tenant by the entirety.

This conveyance is subject to Matters shown on the Plan of record in Book 57, pages 74 and 75; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **611 49TH AVENUE NORTH, NASHVILLE, TN 37209**
(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; 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 19 day of April, 2018.

Janice Morris

JANICE MORRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janice Morris,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19 day of April, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public