Karen Johnson Davidson County
Batch# 226874 DEEDWARR
05/07/2019 03:34:08 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20190507-0042829

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: 9/7/2020

(AFFIX SEAL)

MARIE CHA... NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J N J Group LLC	OWNER	119-10-0-207.00
(NAME)	(NAME)	
109 Sunshine Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J2K Builders, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **J N J Group LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEES, 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 all Lot No. 21 on Block "F" and part of Lot Nos. 14 and 15 of Block "F" on the Plan of Woodbine Courts, Part 2, not of record, decribed according to a survey made by Blanchard and Parrish, Engineers and further described according to a survey made by John Kohl, surveyor, dated June 10, 1977 as follows:

Said tract fronts 85 feet on the Southerly side of Thompson Lane and runs back between parallel lines altogether a total depth of 150 feet to a dead line, described as follows:

Beginning at a point in the southerly margin of Thompson Lane at the common corner of Lot Nos. 21 and 22; thence with the line between said lots, southwardly a distance of 137.50 feet to the northerly margin of Lot No. 14 and continuing in a straight line to an additional 12.5 feet to a point; thence in a easterly direction, paralleling the line between Lot Nos. 21 and 14 and continuing with the line between Lot Nos. 21 and 15 a total distance of 85 feet; thence in a northerly direction and parallel to the line between Lot Nos. 14 and 15, a distance of 12.5 feet to the common corner of Lot Nos. 20 and 21, thence continuing in a northerly direction with the line between Lot Nos. 20 and 21, a distance of 137.5 feet to the southerly margin of Thompson Lane, thence with said margin in a westerly direction a distance of 85 feet to the point of beginning.

Being the same property conveyed to J2K Builders, LLC by deed of record in Instrument No. 20180409-0032970, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☑

This is improved ☐ property, known as 141 Thompson Lane, Nashville, TN 37211

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/our hands this 25th day of April, 2019.

Lori Holloway

J2K Builders, LLC
By: Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of J2K Builders, LLC, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2019.

Kelsie Holloway

Notary Public Kelsie Holloway
My Commission Expires: 8-16-20

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES

File No.: 21718