File No. 2019056300

This instrument was prepared by **Stanley M. Ross** of the law firm of Harvill Ross, PLLC, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

MAIL TAX STATEMENTS TO:

Amy Wedemeyer
56 Vaughns Gap Road
Nashville, TN 37205

OWNER AND PROPERTY ADDRESS:

Amy Wedemeyer
56 Vaughns Gap Rd.
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 247602 **DEEDWARR**
06/24/2019 11:09:03 AM 2 pgs
Fees: $13.00 Taxes: $1,380.54

20190624-0060735

TWO J'S, LLC

TO: CASH WARRANTY DEED

AMY WEDEMEYER

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **TWO J'S, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does hereby transfer and convey unto **AMY WEDEMEYER**, **Grantee** and in this deed called the **"Grantee",** in fee simple absolute, and unto **Grantee's** heirs and assigns forever, the following described real estate, together with any and all the improvements, appurtenances, estate, title and interest located on the real estate, situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Warner Park Valley, Section 1 of record in Plat Book 3600, Page (s) 12 through 14, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> This being the same real estate conveyed to **Grantor** by Deed of record in Instrument #20180618-0058363, in the Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is 129 15 0 004.00.

TO HAVE AND TO HOLD said real estate together with any and all improvements, appurtenances, estate, title and interest thereon unto **Grantee**, in fee simple absolute, and unto **Grantee's** heirs and assigns forever.

SUBJECT to all terms, matters, restrictions and conditions as shown by recorded plat in Plat Book 3600, Pages 12, 13 & 14, Register's Office for Davidson County, Tennessee. Subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record (3) all subdivisions, condominiums, assessments, covenants, by-laws, restrictions, declarations, and easements of record, (4) building restrictions and (5) other matters of public record. Subject to all restrictions, easements and planning documents of record. **GRANTOR COVENANTS** that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is

unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has affixed **Grantor's** signature on this the 20th day of June, 2019.

GRANTOR:

Two J's, LLC, a Tennessee Limited Liability Company

BY: _____
Jarrod Duncan, Member

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jarrod Duncan and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained, and who upon oath further acknowledged such person to be the Member of Two J's, LLC, the within bargainor, a limited liability company, and that such officer(s) as such Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Member.

Witness my hand and seal, at office, this 20th day of June, 2019.

_____
NOTARY PUBLIC **SEAL**

R. MITCHELL ROSS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 12-16-2019

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Davidson

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's** agent or a trustee acting for **Grantee,** after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $373,120.00.

_____
AFFIANT

SWORN AND SUBSCRIBED TO before me on this the 20th day of June, 2019.

_____
NOTARY PUBLIC **SEAL**

Commission expires: 12-16-2019

R. MITCHELL ROSS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY