| | |
|---|---|
| Prepared by:<br>Record and Return to:<br>Chapman and Rosenthal Title, Inc<br>2002 Richard Jones Rd., Ste 203-A<br>Nashville, TN 37215<br><br>Karen Johnson Davidson County<br>Batch# 277571 DEEDWARR<br>08/29/2019 10:19:19 AM 2 pgs<br>Fees: $13.00 Taxes: $1,479.63<br>20190829-0087191 | STATE OF TENNESSEE ~~CA~~ CA<br>COUNTY OF ~~Davidson~~ Orange<br><br>The actual consideration or value, whichever is greater, for this transfer is $399,900.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 22 day of Aug., 2019.<br><br>Notary Public<br><br>My commission expires: 8/11/23<br><br>S. METZ Notary Public - California Los Angeles County Commission # 2297110 My Comm. Expires Aug 11, 2023 |

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Shea K. Scudder** | NEW OWNER | **10401003700** |
| **258 38th Avenue North** | | |
| **Nashville, TN 37209** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**JQR Investments, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Shea K. Scudder** , unmarried

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 Lot No. 52 on the Plan of 2nd Revised Plan of Valley View Subdivision, Section One, of record in Plat Book 2331, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to JQR Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Freddie Garrette, Trustee of The Garrette Family Trust Dated December 16, 2016, dated January 23, 2019, of record in Instrument No. 20190124-0007173, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 2446, page 146, Book 2487, page 19, and Book 2604, page 82, said Register's Office.

Easements of record in Book 2331, page 113, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 258 38th Avenue North, Nashville, TN 37209.

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 in 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.

JQR Investments, LLC

By: Quixari Ruffin
Its: Member

STATE OF CA

COUNTY OF Orange

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **QUIXARI RUFFIN** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the MEMBER of JQR Investments, LLC and that he is authorized by JQR Investments, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 22 day of Aug. 2019.

NOTARY PUBLIC

My Commission Expires: 8/11/23

S. METZ
Notary Public - California
Los Angeles County
Commission # 2297110
My Comm. Expires Aug 11, 2023

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