This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 306495 DEEDWARR
10/25/2019 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20191025-0109801

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 210,000.00

Affiant Signature

Subscribed and sworn to before me on this the 25th of October, 2019.

Notary Public

My Commission expires _____/_____/_____

CHRISTY MICHELLE JONES NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY MY COMMISSION EXPIRES 2-27-2021

NAME AND ADDRESS OF PROPERTY OWNER:
JRS Development LLC

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID # 09402010500

WARRANTY DEED

19NT01043

Effective the 25th of October, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Michael Keith Faulkner, surviving tenant

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JRS Development, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 236 on the Map of Edgefield Land Company's First Subdivision of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee;

Said Lot No. 236 fronts 50 feet on the South side of Long Ave, and runs back between parallel lines, 150.00 feet to an alley.

Being the same property conveyed to Shelby Jean Holt and Michael Keith Faulkner, as joint tenants with rights of survivorship, by Quit Claim Deed from Shelby Jean Holt, dated 07/26/2000 and recorded 08/02/2000 as Document No. 200008020076541, Register's Office for Davidson County, TN. Shelby Jean Holt died 08/04/2000, leaving Michael Keith Faulkner, as surviving tenant.

This is an improved property commonly known as 1810 Long Ave, Nashville, TN 37206.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 25 of October, 2019.

Michael K. FAULKNER
Michael Keith Faulkner

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Michael Keith Faulkner**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this 25th of October, 2019.

Notary Public

My commission expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021