WARRANTY DEED

Karen Johnson Davidson County
Batch# 315741 DEEDWARR
11/14/2019 02:46:33 PM 2 pgs
Fees: $13.00 Taxes: $362.60

20191114-0117665

J-TRUE-19-3005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JAC Investment LLC	**New Owner**	
(NAME)	(NAME)	**150-2-418.00**
PO Box 194		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CASSANDRA E. JAUDON, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAC INVESTMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 37 on the Plan of Harbor Landing, Section Three, of record in Plat Book 6900, Page 348, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cassandra E. Jaudon, a married woman, by Quitclaim Deed from Cassandra E. Hopkins (a/k/a Cassandra E. Jaudon) recorded April 5, 2013 in Instrument No. 20130405-0033971, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cassandra A. Hopkins, unmarried, by Warranty Deed from Mark Alan Warwick, unmarried, recorded August 21, 1997 in Book 10577, Page 420, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 348, Register's Office for Davidson County, Tennessee.
- Subject to 2020 Property Taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3005 Country Way Road, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 13th DAY OF NOVEMBER, 2019.

Cassandra E. Jaudon

Daniel Lawrence Jaudon by Cassandra E. Jaudon, Attorney In-Fact

Daniel Lawrence Jaudon by Cassandra E. Jaudon, Attorney-In-Fact
**The said Daniel Lawrence Jaudon joins in this conveyance to convey any marital interest he may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cassandra E. Jaudon**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Daniel Lawrence Jaudon** and acknowledged that he/she executed the same as the free act and deed of the said **Daniel Lawrence Jaudon,** said Power of Attorney is recorded in Instrument No. 20191114-0117664, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 13th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212