Karen Johnson Davidson County
Batch# 324770 DEEDWARR
12/04/2019 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20191204-0125043

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2733

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of November, 2019

Notary Public

Commission Expires: 10/2/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Tarpley 3939 Crouch Drive Nashville, TN 37207	Mortgage Research Center, LLC dba Veterans United Home Loans, 1400 Veterans United Drive Columbia, MO 65203	059-10-0-223.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

J and J Ventures, LLC, a Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Tarpley, a single man

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. 604 on the Plan of Section Five, Phase One, Haynes Manor of record in Plat Book 4460, Page 35, as amended in Book 4650, Page 232, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Inez Bowman , an unmarried woman by Warranty deed from Michael W. Thompson and wife, Mary S. Thompson of record in Instrument No. 20080711-0071263 Register's Office for Davidson County, Tennessee, dated July 09, 2008 and recorded on July 11, 2008. (Value of consideration shown in aforementioned deed $128,900.00.)

Being the same property conveyed to J and J Ventures, LLC, a Limited Liability Company by Warranty deed from Inez Bowman , an unmarried woman of record in Instrument No. 20190401-0029295 Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 01, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3939 Crouch Drive, Nashville, TN 37207

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of November, 2019.

J and J Ventures, LLC, a Limited Liability Company

By: _____
Jeremy R. Durham, Its Member

By: _____
Jessica E. Durham, Its Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Jeremy R. Durham and Jessica E. Durham, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged themselves to be the Member of J and J Ventures, LLC, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of November, 2019.



(Notary Seal)

_____
Notary Public
My Commission Expires: 1-15-20

True Copy Certification

I, **Jennifer L. Pennell,** do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020