Karen Johnson Davidson County
Batch# 324928 DEEDWARR
12/04/2019 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $658.60
20191204-0125276

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Kaylan Gilbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of December, 2019.

Lillian Turman
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/2/23

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
J & J Ventures LLC	J & J Ventures LLC	072 13 0 298.00
(NAME)	(NAME)	
913 West Avenue	802 Founders Pointe Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mary Ann Jackman and Laura Anne Hoffman, a married couple**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **J & J Ventures LLC**, a limited liability company, 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:

BEING a part of Lot No. 7 on the Map of Springdale Subdivision of record in Book 974, page 18, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING on the northerly margin of West Avenue at the corner of Lots No. 7 and 8; thence with the line between said two lots northerly 119.5 feet; thence westerly 50.0 feet to the corner of Lots No. 6 and 7; thence with the line between said two lots southerly 89.0 feet, more or less, to the State of Tennessee property in Book 4184, page 355, in said Register's Office; thence southeasterly 58.0 feet, more or less, to the beginning.

Being the same property conveyed to Mary Ann Jackman, unmarried by Warranty Deed from Phillip B. Green, Unmarried dated August 10, 2001 and recorded August 14, 2001 as Instrument No. 20010814-0087712, in said Register's Office for Davidson County, Tennessee.

Laura Anne Hoffman joins in this conveyance to waive any and all interest in the property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1909551SSO

unimproved ☐
This is improved ☒ property, known as 913 West Avenue, 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; 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 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 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 2ND day of DECEMBER, 2019

MARY ANN JACKMAN BY JOSHUA ROBERT MARCHESI HER ATTORNEY IN FACT
Mary Ann Jackman, by Joshua Robert Marchesi, her attorney-in-fact

LAURA ANNE HOFFMAN BY JOSHUA ROBERT MARCHESI HER ATTORNEY IN FACT
Laura Anne Hoffman, by Joshua Robert Marchesi, her attorney-in-fact

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Joshua Robert Marchesi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Ann Jackman and Laura Anne Hoffman, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Mary Ann Jackman and Laura Anne Hoffman, for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2019.

Notary Public

My Commission Expires: 9/17/24

(SEAL)

JEFFREY D. MADDEN
COMM. EXP. 9-17-2024
No. 12400894
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS

File Number: GRN-1909551SSO

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