Karen Johnson Davidson County
Batch# 328132 DEEDWARR
12/11/2019 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20191211-0127790

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IJ Holding LLC	new owner at	
(NAME) 205 Chapel Court S.	(NAME) owners address	07112017800
(ADDRESS) Hendersonville, TN 37075	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rosetta Turner, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IJ Holding LLC , a Wyoming Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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 part of Lots 77 and 78 on the Plan of Victory Heights, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, and being more particularly as follows:

BEGINNING at a point in the easterly margin of Jones Avenue 10 feet north of the common front corner of Lots 77 and 78; thence eastwardly 202 feet, more or less, to a point; thence southwardly 110 feet, more or less, to a point in the northerly margin of Oneida Avenue; thence with said margin of said Avenue westwardly 170.35 feet to a concrete monument at the beginning of a curve; thence around said curve northwestwardly 40.15 feet to a concrete monument on the eastwardly margin of Jones Avenue; thence with said margin northwardly 50 feet to the point of beginning.

Being the same property conveyed to Rosetta Turner by Quitclaim Deed from Willie M. Turner (reserving to himself a life estate) of record in Instrument No. 20000821-0082181, Register's Office for Davidson County, Tennessee, dated August 15, 2000 and recorded on August 21, 2000.

AND

Being the same property conveyed to Rosetta Turner, as to a one third undivided interest and my daughter Denise Rowan as to a one third undivided interest and my daughter and Geraldine Watkins as to a one third undivided interest by Quitclaim Deed from Willie M. Turner (retaining a life estate interest and right to sell without joinder) of record in Book 10880, Page 482, Register's Office for Davidson County, Tennessee, dated April 09, 1998 and recorded on April 09, 1998.

Being the same property conveyed to Willie M. Turner and wife, Ada May Turner by Deed from William G. Allen, Jr. and wife, Margaret L. Allen of record in Book 4313, Page 924, Register's Office for Davidson County, Tennessee, dated February 27, 1969 and recorded on February 28, 1969.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 1130, Page 97, Book 1130, Page 97, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1511 Jones Ave Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 9th day of December, 2019.

Rosetta Turner

Rosetta Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rosetta Turner**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of December, 2019.

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Notary Public
My Commission Expires: 7-5-21

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21