398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 431291 DEEDWARR
07/06/2020 03:39:20 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00

20200706-0072548

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGELA Y. POSTON WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IMAC Ventures, Inc.	Pinnacle	
(NAME)	(NAME)	
314B, 316, 0 Lellyett ST.	150 3rd Ave S #900	091 13 0 348.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37201	
(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, WE, **JNBW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IMAC VENTURES, INC., A MISSOURI CORPORATION,** 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, 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 314B, 316, 0 Lellyett ST., Nashville, TN 37209
(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 30th day of June, 2020

JNBW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

BARRY B. WHITE, II, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Barry B. White, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of JNBW Properties, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 30th day of June, 2020.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023

EXHIBIT "A"

TRACT 1: Map 091-13-0, Parcel 348.00

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Map Showing Subdivision of John M. Branham's Farm on Charlotte Turnpike of record in Plat Book 547, Page 14, Register's Office for Davidson County, Tennessee and being described as follows:

Beginning on a stake in the East boundary line of Lellyette Avenue 100 feet from the corner of Lellyette Avenue and Lenox Avenue and running with this boundary line South 5 deg. East, 65 feet to a stake in the same boundary line; thence North 72 deg. East, 39 feet to a stake in the East boundary line of the Cowden tract; thence North 5 deg. West 65 feet with this boundary line to a stake; thence South 72 deg. West 39 feet to the beginning, being a parcel of land lying between the Keif and Huffman corner of lots and being tract of land conveyed to Elton Sharpe from John B. Cowden of record in Book 2023, Page 168, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JNBW Properties, LLC, by Warranty Deed from Martha May Nicholson, as Executrix of the Arthur Miller Huffman Estate, Connie Shane, Mark Shane, Ronald Shane, Myka Miranda Jackson, Cheryl Huffman, Wanda F. Early, Rita D. Robbins, Vernice A. Hobbs, and Melody Johnson, of record in Instrument No. 20170901-0090478, in the Register's Office of Davidson county, Tennessee, dated August 25, 2017 and recorded on September 01, 2017.

TRACT 2: MAP 091-13-0, PARCEL 347.00

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Map Showing Subdivision of John M. Branham's Farm on Charlotte Turnpike of record in Plat Book 547, Page 14, Register's Office for Davidson County, Tennessee and being described as follows:

Beginning at a point in the Westerly line of said Lot No. 5, said point being 338 feet from the Southwest corner of said Lot No. 5; thence with said Westerly line North 5 1/4 deg. West 94 feet to a point; thence North 75 3/4 deg. East 200 feet to a point; thence South 5 1/4 deg. East 94 feet to a point; thence South 75 3/4 deg. West 200 feet to the point of beginning.

Being the same property conveyed to JNBW Properties, LLC, by Warranty Deed from Martha May Nicholson, as Executrix of the Arthur Miller Huffman Estate, Connie Shane, Mark Shane, Ronald Shane, Myka Miranda Jackson, Cheryl Huffman, Wanda F. Early, Rita D. Robbins, Vernice A. Hobbs, and Melody Johnson, of record in Instrument No. 20170901-0090478, in the Register's Office of Davidson county, Tennessee, dated August 25, 2017 and recorded on September 01, 2017.

TRACT 3: MAP 103-01-0, PARCEL 089.01

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Map Showing Subdivision of John M. Branham's Farm on Charlotte Turnpike of record in Plat Book 547, Page 14, Register's Office for Davidson County, Tennessee and being described as follows:

Being the Northerly 67.7 feet of the property conveyed to Mrs. Verice Huffman (Huffman and Hoffman being on and the same person) by deed of record in Book 1581, Page 576, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JNBW Properties, LLC, by Warranty Deed, from Martha May Nicholson, as Executrix of the Arthur Miller Huffman Estate, of record in Instrument No. 20170901-0090477, in the Register's Office of Davidson county, Tennessee, dated August 25, 2017 and recorded on September 01, 2017.