WARRANTY DEED

Karen Johnson Davidson County
Batch# 457474 DEEDWARR
08/14/2020 02:26:17 PM 5 pgs
Fees: $28.00 Taxes: $666.00

20200814-0091431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$185,000.00~~ $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jebra Home Contractors, LLC	NEW OWNER	Parcel ID: 11905038000.
(NAME)	(NAME)	
1012 Clemmons Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **Hollie Butler, Sheila King, Eric Mark Sadler, Tonya Barney N/K/A Tonya Y. Brown, Christopher Corley, Kim Sadler and John Edward Brooks,, III**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jebra Home Contractors, LLC, a Colorado 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of N.D. Overall's, Subdivision of the Northeast part of Lot No. 1 in the division of the Patterson Land, as shown on the Plat of record in Book 421, Page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the easterly side of Clemmons Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary Corley Derrick by QuitClaim Deed from Cortez Corley by deed dated August 8, 2002, filed of record on August 14, 2002, of record in Instrument No. 20020814-0098559, Register's Office for Davidson County, Tennessee. Cortez Corley and Mary Corley Derrick are the sole heirs at law of Herman D. Corley, deceased. (See Affidavits of Heirship of record in Instrument No. 20021115-0141808 and Instrument No. 20021115-0141809.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-REMAX-201012

Further being the same property conveyed to Sheila King, Hollie Butler, Eric Mark Sadler, Tonya Barney, Christopher Corley, Kim Sadler, and John Edward Brooks, III, as Tenants in Common by QuitClaim Deed from Peggy D. Mathes, Administrator of the Estate of Mary Lee Corley, Probate Court for Davidson County, Tennessee, Docket No. 11P-1877, said deed dated September 4, 2013, filed of record on September 6, 2013, of record in Instrument No. 20130906-0094400, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 1012 Clemmons Street, Nashville, TN 37210

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 11 day of August, 2020.

Hollie Butler
Hollie Butler

Sheila King
Sheila King

Eric Mark Sadler by Hollie Butler as Attorney-in-Fact
Eric Mark Sadler, by Hollie Butler, as Attorney-in-Fact

Tonya Barney N/K/A Tonya Y. Brown by Hollie Butler as Attorney-in-fact
Tonya Barney N/K/A Tonya Y. Brown, by Hollie Butler, as Attorney-in-Fact

Christopher Corley by Hollie Butler, as Attorney-in-fact
Christopher Corley, by Hollie Butler, as Attorney-in-Fact

Kim Sadler by Hollie Butler as Attorney in fact
Kim Sadler, by Hollie Butler, as Attorney-in-Fact

John Edward Brooks III by Hollie Butler, as Attorney-in-fact
John Edward Brooks, III, by Hollie Butler, as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Williamson

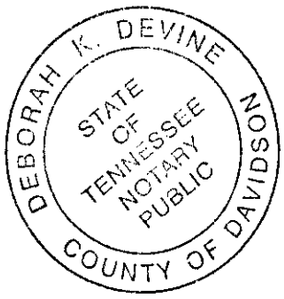
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Hollie Butler and Sheila King, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 of August, 2020.

Notary Public

My Commission Expires: 9-7-2020

(SEAL)



STATE OF TENNESSEE

COUNTY OF Williamson

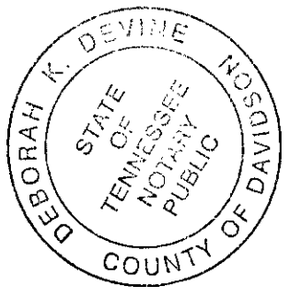
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hollie Butler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Eric Mark Sadler , as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Eric Mark Sadler, for the purposes therein contained.

Witness my hand and official seal, this the 11 day of August, 2020.

Notary Public

My Commission Expires: 9-7-2020

(SEAL)



STATE OF TENNESSEE

COUNTY OF Williamson

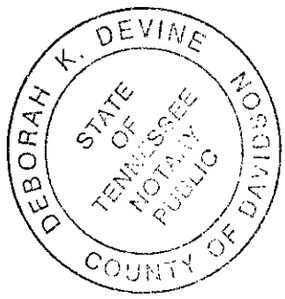
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hollie Butler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tonya Barney N/K/A Tonya Y. Brown, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Tonya Barney N/K/A Tonya Y. Brown, for the purposes therein contained.

Witness my hand and official seal, this the 11 day of August, 2020.

Notary Public

My Commission Expires: 9-7-2020

(SEAL)



STATE OF TENNESSEE

COUNTY OF Williamson

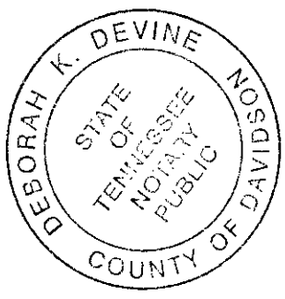
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hollie Butler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher Corley, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Christopher Corley, for the purposes therein contained.

Witness my hand and official seal, this the 11 day of August, 2020.

Notary Public

My Commission Expires: 9-7-2020

(SEAL)



STATE OF TENNESSEE

COUNTY OF Williamson

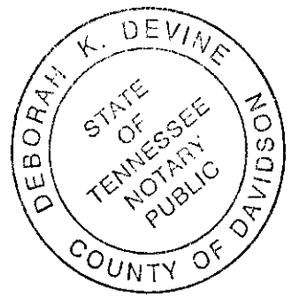
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hollie Butler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kim Sadler, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Kim Sadler, for the purposes therein contained.

Witness my hand and official seal, this the 11 day of August, 2020.

Notary Public

My Commission Expires: 9-7-2020

(SEAL)



STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hollie Butler, 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 John Edward Brooks, III, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of John Edward Brooks, III, for the purposes therein contained.

Witness my hand and official seal, this the 11 day of August, 2020.

Notary Public

My Commission Expires: 9-7-2020

(SEAL)

