BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 468351 **DEEDWARR**
09/02/2020 10:15:12 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20200902-0099692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF August 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirk Bewer and Kristof Bewer	New Owner	
(NAME)	(NAME)	
4602 A Michigan Ave.		091 10 0 287.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **JHAS PROPERTIES CORP., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIRK BEWER, UNMARRIED AND KRISTOF BEWER, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 part of Block "D" on the Plan of Holman Heights, as record in Book 332, Page 7, Register's Office for said county as follows:

Beginning at a point in the center line of Maxon Avenue at the Northwest corner of a part of said Block that was conveyed to Mildred Woodard Thompson by Deed of record in Book 2135, Page 147; thence Southerly with her Westerly line 390 feet in an Old Stone Wall; thence Westerly along said wall 60 feet to a point 66 feet East on the Southwest corner of said Block; thence Northerly 408 feet to a point in the Center Line of Maxon Avenue; thence Easterly along the center line of said avenue, 60 feet to the beginning.

Being the same property conveyed to JHAS Properties Corp., a Tennessee corporation, by Quitclaim Deed from JHAS Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160301-0019479, in the Register's of Davidson County, Tennessee, dated February 29, 2016 and recorded on March 1, 2016.

Being the same property conveyed to JHAS Construction, LLC, a Tennessee limited liability company by Warranty Deed from Edward T. Cavender and wife, Bonita Cavender, of record in Instrument No. 20150713-0067706, in the Register's of Davidson County, Tennessee, dated July 10, 2015 and recorded on July 13, 2015.

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 5821 Maxon, 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 31 day of August, 2020

JHAS PROPERTIES CORP.

BY: _____

JAMES PRIVETT, PRESIDENT

BY: _____

SUSAN HENDERSON, SECRETARY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared James Privett, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of JHAS Properties Corp., the within named bargainor, a corporation, and that he as such President of JHAS Properties Corp ., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal this 31st day of August, 2020.

Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES KEVIN D. MONTGOMERY

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Susan Henderson, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Secretary of JHAS Properties Corp., the within named bargainor, a corporation, and that she as such Secretary of JHAS Properties Corp ., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Secretary.

Witness my hand and official seal this 31 day of August, 2020.

Commission expires:

Notary Public

