SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 483892 **DEEDWARRSP**
09/28/2020 08:59:44 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20200928-0110870

A-MM-20-6111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JJZ Realty Partnership, G.P., a Tennessee General Partnership	**New Owner**	
(NAME) **6213 Charlotte Pike**	(NAME)	**103-01-0-036.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANNIE CARTER WILLIAMS, TRUSTEE OF THE JANNIE CARTER WILLIAMS REVOCABLE LIVING TRUST, DATED JANUARY 22, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JJZ REALTY PARTNERSHIP, G.P., A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northwesterly portions of Lots 7 and 8 on the survey of John B. Cowden. Subdivision No. 2 dated February 18, 1946, not of record and being described according to a survey of John Kohl and Company, P.C., Tennessee Land Surveyor 100, dated January 15,1987 as follows:

Beginning as a point in the Southeasterly margin of an unnamed alley, said point being 200 feet from the Southwesterly margin of Marcia Avenue, formerly Cowden Street; and being the Northeasterly corner of Lot No. 8 on said unrecorded plan; thence South 31 degrees 53 minutes 47 seconds East 127.4 feet to a point, said point being the Southeasterly corner of said property; thence South 50 degrees 20 minutes 34 seconds West 99.75 feet to a point, said point being the Northeasterly corner of the Clarence Field property; thence with fields Northeasterly line North 32 degrees 47 minutes 24 seconds West139 feet to a point in the Southeasterly margin of said unnamed alley; thence, with said Southeasterly margin of said alley North 52 degrees 26 minutes 22 seconds East 99.03 feet to the point of beginning.

Being the same property conveyed to Jannie C. Williams, unmarried and Lisa R. Carter, unmarried by Warranty deed from James W. Pharris, married of record in Instrument No. 20130204-0011566 Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on February 04, 2013.

Being the same property conveyed to Jannie Carter Williams, Trustee of the Jannie Carter Williams Revocable Living Trust, dated January 22, 2014 by Quitclaim deed from Jannie Carter Williams of record in Instrument No. 20150209-0011646 Register's Office for Davidson County, Tennessee, dated January 22, 2015 and recorded on February 09, 2015.

Further being the same property conveyed to Jannie Carter Williams, Trustee of the Jannie Carter Williams Revocable Living Trust, dated January 22, 2014 by Quitclaim Deed from Lisa R. Carter, dated July 15, 2020 and recorded July 17, 2020 in Instrument No. 20200717-0078479, Registers' Office of Davidson County, Tennessee.

This conveyance is subject to:
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5559, Page 545, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6111 Cowden Street, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their successors and assigns forever; and we do covenant with the said GRANTEE(S) 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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/our hand(s) this the 24th DAY OF SEPTEMBER, 2020.

Jannie Carter Williams, Trustee of the Jannie Carter Williams Revocable Living Trust, dated January 22, 2014

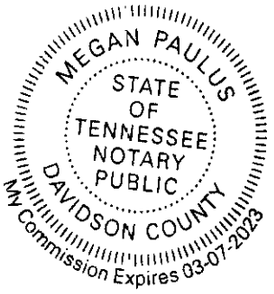
BY: Jannie Carter Williams
Jannie Carter Williams
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANNIE CARTER WILLIAMS, TRUSTEE of JANNIE CARTER WILLIAMS, TRUSTEE OF THE JANNIE CARTER WILLIAMS REVOCABLE LIVING TRUST, DATED JANUARY 22, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of September, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212