Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3073

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of October, 2020

Notary Public

Commission Expires:

Karen Johnson Davidson County
Batch# 501680 DEEDWARR
10/26/2020 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20201026-0123951

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joesph Isaksen and Alexandra Todd-Isaksen 913 West Avenue Nashville, TN 37206	Summit Funding, INC. 2241 Harvard St ste 200 Sacramento, CA 95815	072-13-0-298.00

WARRANTY DEED

FOR AND IN 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/WE,

J & J Ventures LLC, a limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Isaksen, a single man and Alexandra Todd, a single woman, Joint Tenants 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:

A certain tract or parcel of land in Davidson County, Tennessee, being a part of Lot No. 7 on the Map of Springdale Subdivision of record in Book 974, page 18, Register's office for Davidson County, Tennessee, and more particularly described as follows:

Beginning on the Northerly margin of West Avenue at the corner of Lots No. 7 and 8; thence with the line between said two lots Northerly 119.5 feet; thence Westerly 50.0 feet to the corner of Lots No. 6 and 7; thence with the line between said two lots Southerly 89.0 feet, more or less, to the State of Tennessee property in Book 4184, page 355, in said Register's Office; thence Southeasterly 58.0 feet, more or less, to the beginning.

Being the same property conveyed to Mary Ann Jackman, unmarried by Warranty deed from Phillip B. Green, unmarried of record in Instrument No. 20010814-0087712 Register's Office for Davidson County, Tennessee, dated August 10, 2001 and recorded on August 14, 2001.

Being the same property conveyed to J & J Ventures LLC, a limited liability company by Warranty deed from Mary Ann Jackman and Laura Anne Hoffman, a married couple of record in Instrument No. 20191204-0125276 Register's Office for Davidson County, Tennessee, dated December 02, 2019 and recorded on December 04, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 913 West Avenue, Nashville, TN 37206

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of October, 2020.

J & J Ventures LLC, a limited liability company

By: _____
Jeremy Durham, Authorized Signor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public, of the state and county aforesaid, personally appeared **Jeremy Durham**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signor of **J & J Ventures LLC, a limited liability company**, and that he as such Authorized Signor, being so authorized to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of October, 2020

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

(Notary Seal)

_____
Notary Public
My Commission Expires: _____

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY