Karen Johnson Davidson County
Batch# 507522 DEEDWARR
11/02/2020 03:18:20 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20201102-0128034

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me this 29th day of October, 2020.

Notary Public:
My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: James and Meg Investments, LLC 2307 Stockwood Trail Thompsons Station, TN 37179	Send Tax Bills To: New Owner	Map/Parcel Number: 061-07-0-020.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jessica L. Maples and Pamela L. Cole, as joint tenants**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **James and Meg Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 28 and the East one-half of Lot No. 27 and the West one-half of Lot No. 29 of Block "I" on the plan of Broadmoor, Section 2, of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete description thereof.

BEING the same property conveyed to Jessica L. Maples and Pamela L. Cole, as joint tenants with rights of survivorship, by Quitclaim Deed from Jessica L. Maples, dated 2/1/2017 and recorded 2/3/2017 in Instrument No. 20170203-0011701; and being the same property previously conveyed to Jessica L. Maples by Warranty Deed from Gina Beth Harper Altvater and husband, William Mark Altvater, dated 5/30/2002 and recorded 6/5/2002 in Instrument No. 20020605-0067862, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters as shown on plat of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 924 Malquin Dr., Nashville, TN 37216

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: 1-98-SEN-20-924

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 29th day of October, 2020.

Jessica L. Maples

Pamela L. Cole

State of Tennessee)
County of Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State the within named Jessica L. Maples and Pamela L. Cole, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of October, 2020.

Commission Expires:
10/18/22

Notary Public:

