Karen Johnson Davidson County
Batch# 512956 DEEDWARR
11/10/2020 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20201110-0132253

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2020

Notary Public

MY COMMISSION EXPIRES: July 31, 2023

(AFFIX SEAL)

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam Jetton LLC, a North Carolina limited liability company	New Owner	119-05-0-259.00
(NAME)	(NAME)	
3605 Nebraska Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 considerations, the receipt of which is hereby acknowledged, **317 Lutie Street, LLC, an Ohio for Profit Limited Liability Company, an Ohio for Profit limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Adam Jetton LLC, a North Carolina limited liability company Daniel Jetton LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING a certain tract of land in the Sixth Civil District of Davidson County, Tennessee and being known as the William Floyd and Tina Burgess property (Deed Book 7398, Page 960). Being bounded on the North by Lutie Street, east by Metro Government South by Metro Government and Shoulders and the West by Fasco, Inc. and being further described as follows:

Beginning at an iron pin (new) in the South margin of Lutie Street and being +280' of Nolensville Road, said pin being the Northwest corner of the herein described tract and the Northeast corner of the Fasco, Inc. property (Deed Book 4346, Page 140);

Thence, with the South margin of Lutie Street, S 88 degrees 00' 00 E-108.70' to an iron pin (new) at the Northwest corner of the Metro Government property (Deed Book 3400, Page 629);

Thence, with the West line of Metro Government, S 02 degrees 09' 48 W-179.00' to an iron pin (new);

Thence, with the North line of Metro Government and Sabina Y. Shoulders (Deed Book 9619, Page 70); N 88 degrees 0' 00" W-108.70' to an iron pin (new) at the Southeast corner of the aforementioned Fasco, Inc.;

Thence, with the East line of Fasco, Inc., N 02 degrees 09' 48 E-179.00' to the point of beginning and containing 19457.22 square feet or 0.45 acres more or less according to a survey by Jerry Swords, Jr., RLS #1806 of S&A Surveying, 3639 Cairo Bend Road, Lebanon, TN December 15, 1998.

Being the same property conveyed to 317 Lutie Street, LLC, an Ohio for Profit Limited Liability Company by Warranty Deed dated 04/08/2016 from Maikel Morales, a married man, Fernando Morales, a married man, Abieser Morales, a married man, and Luisa Ojeda Reyes, an unmarried woman of record in Instrument 201604190037480, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 317 Lutie Street, Nashville, TN 37210
(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 GRANTEE(S), 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; 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 GRANTEE(S), 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 28th day of October 2020

317 LUTIE STREET, LLC, AN OHIO FOR PROFIT
LIMITED LIABILITY COMPANY

William O. DeWitt III
sole Member

State of Missouri
County of St Louis

Personally appeared before me, a notary public in and for the state and county aforementioned, William O. DeWitt III with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Sole Member of 317 Lutie Street, LLC and that he/she as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself/herself as Sole Member.

WITNESS my hand and seal this 28 day of October 2024

Notary Public 12604163 Julie M. Laningham
My Commission Expires: 07-22-2024

JULIE M. LANINGHAM
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 12604163
My Commission Expires Jul 22, 2024

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

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

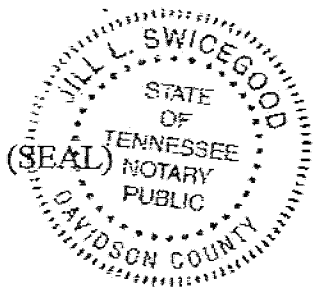
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900