Karen Johnson Davidson County
Batch# 518604 DEEDWARR
11/19/2020 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,171.05
20201119-0136291

When recorded, return to:
Momentum Title
1704 Charlotte Avenue #105,
Nashville, TN 37023

Prepared by:
Summit Title Company, LLC
1800 S. Rutherford Blvd, Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 316,500.00

Affiant

Subscribed and Sworn before me this 16th day of November, 2020.

Notary Public
My commission expires: 10-22-23

NICHOLAS S. HOWELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10-22-2023
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Elizabeth Nicole James 4259 Samoa Drive, Nashville, TN 37076	Elizabeth Nicole James 4259 Samoa Drive, Nashville, TN 37076	075-06-0-075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **New Again Renovations, LLC, a Tennessee Limited Liability Company and Eagle Electric, a Tennessee Sole Proprietorship FBO Christopher Sadler**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth Nicole James, an unmarried woman,,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 308 on the Plan of Hermitage Estates, Section II, of record in Plat Book 3700, Page 23 and Surveyor's Certificate of Correction recorded in Book 4152, Page 618, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 308 fronts 80.3 feet on the Southwesterly margin of Samoa Drive and runs back between lines measuring 151.25 feet on the Northeasterly line and 157.55 feet on the Southwesterly line to a dead line measuring 80.6 feet thereon.

Being the same property conveyed to New Again Renovations, LLC, a Tennessee Limited Liability Company and Eagle Electric, a Tennessee Sole Proprietorship FBO Christopher Sadler, by Quitclaim Deed from New Again Renovations, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200724-0081725, in the Register's Office of Davidson County, Tennessee, dated July 22, 2020 and recorded on July 24, 2020.

Being the same property conveyed to New Again Renovations, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Ricky Newell Sisk, Married and Joan Dixon, of record in Instrument No. 20200724-0081723, in the Register's Office of Davidson County, Tennessee, dated July 22, 2020 and recorded on July 24, 2020.

Being the same property conveyed to Ricky Newell Sisk, a married man and Joan Dixon, as to her life estate interest, by Quitclaim Deed from Ricky Newell Sisk, a married man and Joan Dixon f/k/a Joan Roberson, as to her life estate interest, of record in Instrument No. 20110513-0036891, in the Register's Office of Davidson County, Tennessee, dated April 28, 2011 and recorded on May 13, 2011.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of November, 2020

New Again Renovations, LLC,
a Limited Liability Company

By: _____ sole member
Jason Jenkins

Eagle Electric, Sole Proprietorship FBO
Christopher Sadler

By: _____ Sole. Proprietor
Christopher Sadler, Sole Proprieter

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned of the state and county mentioned, personally appeared Jason Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the sole member of New Again Renovations, LLC, the within named bargainor, a Limited Liability Company, and that such Jason Jenkins as such sole member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal this 16th day of November, 2020.

_____
Notary Signature

My commission expires: 10-22-23

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 16th day of November, 2020, before me personally appeared Christopher Sadler, FBO of Eagle Electric, Sole Proprietorship, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of November 2020.

_____
Notary Signature
My commission expires: 10-22-23

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

