Karen Johnson Dav
Batch# 525904 DEEDWARR
12/07/2020 04:01:46 PM 2 pgs
Fees: $13.00 Taxes: $1,376.40

20201207-0141904

WARRANTY DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

O-SB-MCP-20-1511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Michael F. Waller and Suzanne T. Thoren	**JP Morgan Chase Bank, N.A.**	
(NAME)	(NAME)	
1511 Jones Ave	**3415 Vision Drive**	**071-12-0-178.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Columbus, OH 43219**	
(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, **IJ HOLDING LLC, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL F. WALLER AND SUZANNE T. THOREN, HUSBAND AND WIFE,** 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 part of Lots 77 and 78 on the Plan of Victory Heights, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, and being more particularly as follows:
Beginning at a point in the Easterly margin of Jones Avenue 10 feet North of the common front corner of Lots 77 and 78; thence Eastwardly 202 feet, more or less, to a point; thence Southwardly 110 feet, more or less, to a point in the Northerly margin of Oneida Avenue; thence with said margin of said Avenue Westwardly 170.35 feet to a concrete monument at the beginning of a curve; thence around said curve Northwestwardly 40.15 feet to a concrete monument on the Eastwardly margin of Jones Avenue; thence with said margin Northwardly 50 feet to the point of beginning.

Being the same property conveyed to IJ Holding LLC, a Wyoming Limited Liability Company by Warranty deed from Rosetta Turner, unmarried of record in Instrument No. 20191211-0127790 Register's Office for Davidson County, Tennessee, dated December 09, 2019 and recorded on December 11, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1357, Page 677, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1511 Jones Ave, Nashville, Tennessee 37207**.

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 heirs 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; 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), their heirs 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 1st DAY OF DECEMBER, 2020.

IJ Holding LLC, a Wyoming Limited Liability Company

BY: _____
Imad Jadalla

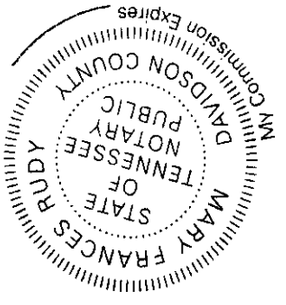
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Imad Jadalla, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of IJ Holding LLC, a Wyoming Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of December, 2020.

_____
Notary Public

My Commission Expires: 1-3-22



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