Karen Johnson Davidson County
Batch# 529991 DEEDWARR
12/11/2020 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20201211-0145235

# WARRANTY DEED

When recorded, return to:
Momentum Title, LLC
1704 Charlotte Ave #105
Nashville, TN 37203
File #: 20-9641-12L

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF DECEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-6-2024

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-8039B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Jerod M Jones and Lynn H Brantley | NEW OWNER | 092-06-0-657.02-CO |
| 730 25th Ave N | | |
| Nashville, TN 37208 | | |

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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,

**HERO PROPERTIES LLC, AND FIRE RIDGE LLC**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JEROD M JONES, AN UNMARRIED MAN AND LYNN H BRANTLEY, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described property situated in Davidson County, Tennessee:

Lot Pt 12 McNairy's, 058X120X1R, Plat 21, Page 93, Book 74, Page 521, register's office for Davidson County. Tennessee.

And being further described as follows:

Land lying in the 21st Councilmatic District of Metropolitan Nashville and Davidson County. Tennessee, known as 730, 25th Ave. N, being more particularly described as follows:

Beginning at an iron rod in The East margin of 25th Avenue North where said margin intersects the North margin of a 15 foot alley; thence with the said East margin of 25th Ave. N, North 10 degrees-19 minutes 20 seconds West, 47.70 feet to an iron rod said point being 159.03 feet South of the South margin of Booker Street; thence leaving said margin South 81 degrees 00 minutes 00 seconds East, 103.29 feet to an iron rod; thence same North 81 degrees-00 minutes 00 seconds West, 87.43 feet to the point of beginning. This description taken from a survey by Ralph Roberson, T.R.L.S. #425 dated June 07, 2004.

Being the same property conveyed to Mitch Snow by Quitclaim deed from Cresa Dixon Leonard of record in Book 9536, page 618, Register's Office for Davidson County, Tennessee, dated December 02, 1994 and recorded on December 02, 1994 and Deed of Correction recorded in instrument No. 20080501-0044649.

Being the same property conveyed to Hero Properties, LLC and Fire Ridge, LLC by Warranty deed from Mitch Snow, married man of record in Instrument No. 20200421-0041856 Register's Office for Davidson County, Tennessee, dated April 15, 2020 and recorded on April 21, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 730 25th Ave N, Nashville, TN 37208

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on the 4th day of December, 2020.

Hero Properties, LLC

By: _____

J. Carlton Drumwright, Authorized Agent

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Hero Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that J. Carlton Drumwright, as such Authorized Agent executed the foregoing instrument for the purposes therein contained..

Witness my hand and official seal, this 4th day of December, 2020.

Elizabeth J Barnes

Notary Public

My Commission Expires: 12-18-22




Fire Ridge LLC

BY: _____

J. Carlton Drumwright, Authorized Agent

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

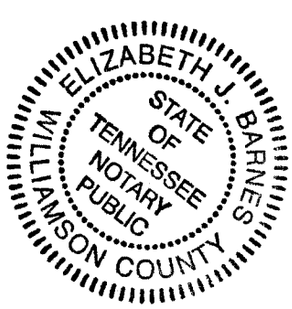
Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Fire Ridge, LLC, the within named bargainor, a Tennessee limited liability company, and that J. Carlton Drumwright, as such Authorized Agent executed the foregoing instrument for the purposes therein contained..

Witness my hand and official seal, this 4th day of December, 2020.

Elizabeth J Barnes

Notary Public

My Commission Expires: 12-18-22



# 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.

C. M. C.

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.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

