WARRANTY DEED

Karen Johnson Davidson County
Batch# 531091 DEEDWARR
12/11/2020 11:29:25 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20201211-0145518

Y-SB-JR-20-1702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

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)
JRS Development, LLC	**New Owner**	
(NAME)	(NAME)	
807 S 17th Street	1611 Electric Ave.	**094-02-0-079.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, **KATHRYN ANN LEEMAN, TRUSTEE, OF THE KATHRYN ANN LEEMAN REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 12, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JRS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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, IN, being Lot No. 60 on the Plan of United Electric Railway Company's Addition, as of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 50 feet on the Southerly side of Electric Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John T. Leeman by Warranty deed from Jessie M. Walker, a widow and son, Hugh Lee Walker of record in Book 8342, page 915, Register's Office for Davidson County, Tennessee, dated April 15, 1991 and recorded on May 02, 1991.

Affidavit of Heirship recorded on August 04, 2016, in Instrument No. 20160804-0080942.

Being the same property conveyed to Kathryn Ann Leeman, Trustee, Kathryn Ann Leeman Revocable Living Trust Agreement dated April 12, 2018 by Quitclaim deed from Kathryn Ann Leeman of record in Instrument No. 20180424-0038433 Register's Office for Davidson County, Tennessee, dated April 12, 2018 and recorded on April 24, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1702 Electric Ave, Nashville, Tennessee 37206**.

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 7th DAY OF DECEMBER, 2020.

Kathryn Ann Leeman Revocable Living Trust Agreement dated April 12, 2018

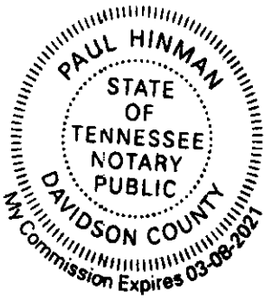
BY: _____
Kathryn Ann Leeman
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN ANN LEEMAN, TRUSTEE of the KATHRYN ANN LEEMAN REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 12, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of December, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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