WARRANTY DEED



J-SB-SMHF-20-2508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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)
Golden Hour Investments, LLC	**New Owner**	
(NAME)	(NAME)	**81-6-252.00**
610 Sylvan Heights Way, Apt. 442		
(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 consideration, the receipt of which is hereby acknowledged, **RUTH WATKINS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GOLDEN HOUR INVESTMENTS, 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, Tennessee, being Lot No. 17 on the Plan of Cumberland Gardens, Section Eight, of record in Plat Book 3300, Page 82, Register's Office for said County.

Said Lot No. 17 fronts 50.7 feet on the northerly side of Jenkins Street, and extends back between lines, 110 feet to a dead line in the rear on which it measures 52.1 feet.

Being the same property conveyed to Cornelius Jordan and wife, Naomi Jordan by Warranty Deed from Cornelius Jordan recorded April 1, 1970 in Book 4407, Page 830, Register's Office for Davidson County, Tennessee. The said Cornelius Jordan having since died, pre-deceasing Naomi Jordan. The said Naomi Jordan having since died. John Thomas Braddy and Ruth Watkins were named as the heirs-at-law of Cornelius Jordan and Naomi Jordan by Affidavit of Heirship recorded April 1, 1998 in Book 10864, Page 771, Register's Office for Davidson County, Tennessee. By Quitclaim Deed recorded April 1, 1998 in Book 10864, Page 773, Register's Office for Davidson County, Tennessee, John Thomas Braddy conveyed his interest in said property to Ruth Watkins.

**Said property is not the primary residence of the said Ruth Watkins.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 82, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2508 Jenkins Street, Nashville, Tennessee 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 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 whomscever. 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.

Karen Johnson Davidson County
Batch# 554558 **DEEDWARR**
01/14/2021 01:41:51 PM 2 pgs
Fees: $13.00 Taxes: $518.00

20210114-0006561

Witness my/our hand(s) this the 12th DAY OF JANUARY, 2020.

Ruth Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUTH WATKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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