WARRANTY DEED

Karen Johnson Davidson County
Batch# 588453 DEEDWARR
03/10/2021 08:15:36 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210310-0031115

O-SB-VRES-21-1012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2021.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/2023
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

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)
Caleb White Lockert	**Navy Federal Credit Union**	
(NAME)	(NAME)	**119-05-0-380.00**
1012 Clemmons Street	**5550 Heritage Oaks Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Pensacola, FL 32526**	
(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, **JEBRA HOME CONTRACTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALEB WHITE LOCKERT, UNMARRIED,** 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. 2, on the Plan of N. D. Overall's , Subdivision of the Northeast part of Lot No. 1 in the division of the Patterson Land, as of record in Book 421, page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the Easterly side of Clemmons Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jebra Home Contractors, LLC, a Colorado Limited Company by Warranty deed from Hollie Butler, Sheila King, Eric Mark Sadler, Tonya Barney N/K/A Tonya Y. Brown, Christopher Corley, Kim Sadler and John Edward Brooks, III of record in Instrument No. 20200814-0091431 Register's Office for Davidson County, Tennessee, dated August 11, 2020 and recorded on August 14, 2020.

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 421, Page 57, 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: **1012 Clemmons Street, Nashville, Tennessee 37210**.

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 3 DAY OF MARCH, 2021.

Jebra Home Contractors, LLC, a Colorado limited liability company

BY: _____
Jesyka Samborski
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jesyka Samborski, 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 Sole Member of Jebra Home Contractors, LLC, a Colorado limited liability company, the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of March, 2021.

_____
Notary Public

My Commission Expires:

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

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