WARRANTY DEED

Karen Johnson Davidson County
Batch# 603963 DEEDWARR
03/31/2021 11:58:31 AM 2 pgs
Fees: $13.00 Taxes: $1,108.15

20210331-0042327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Ted C. Ricks	New Owner	
(NAME)	(NAME)	092 13 0 358.00
305 A 33rd Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JHAS PROPERTIES, CORP., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TED C. RICKS, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 89A on the Plan of Zone Lot Division Lot No. 89, Hortense Place, of record in Book 6200, Page 483, amending Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to JHAS Properties, Corp., a Tennessee corporation, by Warranty Deed from Susan A. Henderson aka Susan Henderson, unmarried, of record in Instrument No. 20121130-0110078, in the Register's Office of Davidson County, Tennessee, dated November 21, 2012 and recorded on November 30, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 305 A 33rd Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 this 30th day of March, 2021

JHAS PROPERTIES, CORP., A TENNESSEE CORPORATION

BY: _____

JAMES PRIVETT, PRESIDENT

BY: _____

SUSAN HENDERSON, SECRETARY

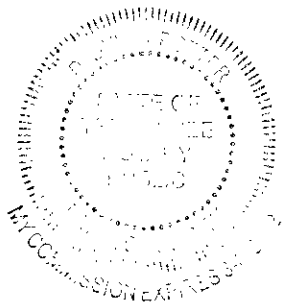
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared James Privett, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of JHAS Properties, Corp., the within named bargainor, a corporation, and that he as such President of JHAS Properties, Corp., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal this 30th day of March, 2021.

Commission expires:



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Notary Public

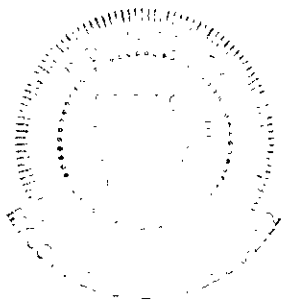
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Susan Henderson, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Secretary of JHAS Properties, Corp., the within named bargainor, a corporation, and that she as such Secretary of JHAS Properties, Corp., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Secretary.

Witness my hand and official seal this 30th day of March, 2021.

Commission expires:



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Notary Public