Karen Johnson Davidson County
Batch# 606762 DEEDWARR
04/05/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,400.08
20210405-0043998

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 378,400.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 20 21 .

Notary Public
COMMISSION EXPIRES: 9-6-22

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karol Ann Hoffman 2014 Irrevocable Gift Trust	New owner	072-01-0A-018-00
(NAME)	(NAME)	
2061 Oakwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, I, **Jones Construction, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karol Ann Hoffman 2014 Irrevocable Gift Trustd dated June 23 2014,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 18 of Oakwood Townhomes, being Private Elements within a Tennessee Horizontal Property Regime established pursuant to the Tennessee Horizontal Property Act, Tennessee Code Annotated Section(s) 66-27-101, et. seq. by Master Deed of Record in Instrument No. 20190722-0071772 as amended in Instrument No. 20200128- 0010170, Register's Office for Davidson County, Tennessee, and as further amended in Instrument No. 20200720-0079530, and as further described in said Master Deed, as amended and depicted in the Plat being Exhibit A 1 to the Master Deed, to which Master Deed, as amended, and Plat reference is made for a more complete and accurate description and depiction of said Units and the rights, privileges and responsibilities attendant to ownership thereof, including, without limitation, the entitlements of said Units with respect to Common Elements and Limited Common Elements, if any, as described by said Master Deed as amended and depicted by said Plat.

Being the same property conveyed to Jones Construction, LLC, a Tennessee limited liability company by Quit Claim Deed dated March 11, 2021 from J Core Properties, LLC, a Tennessee limited liability company, recorded March 12,2021, in Instrument Number 20210312-0033123, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2061 Oakwood Ave (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37207 (Postal Zip)

File No.: 4064-21
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 our hands this 31 day of March, 2021.

Jones Construction, LLC, a Tennessee Limited Liability Company

By: S. Nixon Pressley, DESIGNATED AGENT

S. Nixon Pressley, Designated Agent

State of Tennessee

County of Wilson

Before me, a Notary Public in and for said State and county, personally appeared S. Nixon Pressley, with whom I am personally acquainted, and who, upon oath acknowledged himself to be the Designated Agent of Jones Construction, LLC, the within named bargainor, a limited liability company, and that he as Designated Agent, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Designated Agent.

Witness my hand and official seal this 31st day of March, 2021.

Gail Dornan
Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

My Commission Expires:

202104050043998

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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