#35554

Karen Johnson Davidson County
Batch# 612195 DEEDWARR
04/12/2021 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210412-0048023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of April, 2021.

Notary Public

My Commission Expires: 3/3/2025

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Thomas Wes Gallagher 4904 Idaho Avenue Nashville, TN 37209	133-14-0-077.00	Thomas Wes Gallagher 4904 Idaho Avenue Nashville, TN 37209

WARRANTY DEED

THIS INDENTURE, made and entered into this 6th day of April, 2021, by and between **J M M, LLC**, a Tennessee limited liability company (hereinafter referred to as the "Grantor"), and **THOMAS WES GALLAGHER A/K/A THOMAS W. GALLAGHER,** a married person (hereinafter referred to as the "Grantee").

FOR AND IN CONSIDERATION of the sum of TEN AND NO DOLLARS ($10.00), cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, that certain real property, lying and being in the County of Davidson, State of Tennessee (the "Property"), and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Tract 3, Revised Plat of Elysian Plaza, according to survey and plat of same appearing of record in Plat Book 6900, page 370, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Tract.

Being the same property conveyed to J M M, LLC by Warranty Deed from Edward H. Burrell and Brenda D. Burrell, dated March 13, 2014, recorded March 14, 2014, of record in Instrument No. 20140314-0021547, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **451 Elysian Fields Road, Nashville, TN 37211**

TO HAVE AND TO HOLD, the Property, together with all the appurtenances, estate, title, interest and hereditaments thereto belonging to Grantee, his successors and assigns forever. Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is free from all liens, claims and encumbrances except real property taxes to be assessed for the year 2019 which have been prorated between the parties; and that the Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 6th day of April, 2021.

GRANTOR:

J M M, LLC,
a Tennessee limited liability company

By: _____
Mahan Mark Janbakhsh, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mahan Mark Janbakhsh, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Manager of J M M, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of J M M, LLC, by the said Mahan Mark Janbakhsh as its Manager.

WITNESS my hand and Notarial Seal this 6th day of April, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

_____
Notary Public
My Commission Expires: 5/2/22

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

