WARRANTY DEED

Karen Johnson Davidson County
Batch# 630871 DEEDWARR
05/06/2021 03:56:49 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210506-0061337

MJ-SB-RMX-21-1005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$365,000.00~~ 535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

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)
LRW Holdings, LLC	**NEW OWNER**	
(NAME)	(NAME)	
1005 N 6th St		**082-04-0-134.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **JAMES WEBSTER JACKSON, JR.** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LRW HOLDINGS, LLC,** 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 140 on the Plan of Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Book 57, Page 82, Register's Office for said County.

Said Lot No. 140 fronts 50 feet on the Easterly side of North 6th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Loistine Jackson by Deed from James W. Jackson, Sr. of record in Book 4635, page 364, Register's Office for Davidson County, Tennessee, dated August 19, 1972 and recorded on September 07, 1972.

The said Loistine Jackson is deceased and she was survived by James Webster Jackson, Jr., Dwight E. Chambers, Tyrone Marshall and Delores Maupins, the sole heirs of Loistine Jackson.

Being the same property conveyed to James Webster Jackson, Jr. by Quitclaim deed from Deloris Maupins of record in Instrument No. 20180309-0022380 Register's Office for Davidson County, Tennessee, dated March 05, 2018 and recorded on March 09, 2018.

Being the same property conveyed to James Webster Jackson, Jr. by Quitclaim deed from Dwight E. Chambers and Tyrone Marshall of record in Instrument No. 20180309-0022381 Register's Office for Davidson County, Tennessee, dated March 02, 2018 and recorded on March 09, 2018.

Tammy Jackson hereby joins in to convey any and all marital interest in said property.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 57, Page 82, 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: **1005 N 6th St, Nashville, Tennessee 37207**.

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 28 DAY OF APRIL, 2021.

James Webster Jackson, Jr.

Tammy Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES WEBSTER JACKSON, JR., 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 29th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMMY JACKSON, 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 29th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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