When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-12175-RL-bs

Karen Johnson Davidson County
Batch# 653431 DEEDWARR
06/10/2021 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210610-0078073

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of June, 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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Caitlin Masse 2508 Jenkins Street Nashville, TN 37208	Caitlin Masse 2508 Jenkins Street Nashville, TN 37208	081 06 0 252.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Golden Hour Investments LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Caitlin Masse, an unmarried woman, hereinafter called the Grantee(s), his/her/their heirs 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 Lot No. 17 on the Plan of Cumberland Gardens, Section Eight, of record in Plat Book 3300, Page 82, Register's Office for said County.

Said Lot No. 17 fronts 50.7 feet on the Northerly side of Jenkins Street, and extends back between lines, 110 feet to a dead line in the rear on which it measures 52.1 feet.

Being the same property conveyed to Golden Hour Investments, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Ruth Watkins, Married, of record in Instrument No. 20210114-0006561, in the Register's Office of Davidson County, Tennessee, dated January 12, 2020 and recorded on January 14, 2021.

Being the same property conveyed to Ruth Watkins, by Quitclaim Deed from John Thomas Braddy, of record in Book 10864, Page 773, in the Register's Office of Davidson County, Tennessee, dated March 31, 1998 and recorded on April 01, 1998. The said Geneva M. Jordan having predeceased Cornelius Jordan in death and Cornelius Jordan having remarried prior to his death and survived by his spouse who has since died the title vesting in Ruth Watkins and John Thomas Bradley as heirs-at-law as evidenced by Affidavit of Heirship of record in Book 10864, Page 771, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cornelius Jordan and wife, Naomi Jordan by Warranty Deed from Cornelius Jordan recorded April 1, 1969 in Book 4407, Page 830, Register's Office for Davidson County, Tennessee. The said Cornelius Jordan died on 12/14/82, leaving Naomi Jordan as the surviving tenant by the entirety. The said Naomi Jordan died intestate on 8/29/97, leaving John Thomas Braddy as her sole heir-at-law, according to an Affidavit of Heirship recorded April 1, 1998 in Book 10864, Page 773, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cornelius Jordan and wife, Naomi Jordan, by Warranty Deed from Dodson Batson, Trustee, of record in Book 3762, Page 115, in the Register's Office of Davidson County, Tennessee, dated May 05, 1964, and recorded on May 07, 1964.

This is improved property located at: **2508 Jenkins Street, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of June, 2021.

GRANTOR:

Golden Hour Investments LLC

By: Valerie Hill

Val Jean Hill, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Val Jean Hill, Managing Member of Golden Hour Investments LLC, the within named bargainor, whom proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she is authorized by Golden Hour Investments LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 7th day of June, 2021.

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

Notary Public
My Commission expires: 5/2/22

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

