When recorded, return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File Number: J-SB-BR-21-1332

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-12237-RL-s

Karen Johnson Davidson County
Batch# 663647 **DEEDWARR**
06/24/2021 09:42:24 AM 2 pgs
Fees: $13.00 Taxes: $991.23

20210624-0085483

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $267,900.00.

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2021.

Notary Public
My Commission Expires: 10.17.21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hamm Rental 503, LLC 1010 Morgans Landing Court Brentwood, TN 37027	Hamm Rental 503, LLC 1010 Morgans Landing Court Brentwood, TN 37027	149 11 0A 087.00

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,

J&C Ventures LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Hamm Rental 503, LLC, a Tennessee Limited Liability Company, 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 87, Phase 3, Rice Hill, as shown on record in Plat Book 6900, Page 292, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to J&C Ventures, LLC, by Warranty Deed from Jeffrey S. Seeman, of record in Instrument No. 20160420-0038227, in the Register's Office of Davidson County, Tennessee, dated April 15, 2016 and recorded on April 20, 2016.

This is improved property located at: **1332 Rice Hill Circle, Nashville, TN 37013**

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 17th day of June, 2021.

GRANTOR:

J&C Ventures LLC

By: _____
Cristin H. Webb, Member

By: _____
John M. Webb, II, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J&C Ventures LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of June, 2021.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-24-22