WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(AFFIX SEAL)

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

LR-SB-LPL-21-2326

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)
LPL Construction, LLC, A Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**092-07-0-264.00**
1510 Chestnut Cove Road		
(ADDRESS)	(ADDRESS)	
Chapel Hill, TN 37034		
(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, **ADAM & JACOBSON INVESTMENTS, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LPL CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being the Westerly 25' of Lot No. 18 in Dr. Boyd McNairy's Subdivision of Lots Nos. 8, 9, and 10, as of record in Book 21, Page 93, Register's Office for Davidson County, Tennessee.

Said Westerly part of Lot No. 18 fronts 26' on the Northerly side of Merry, formerly Watkins Street, and runs back between parallel lines, 193', more or less, to an alley.

Being the same property conveyed to Adam & Jacobson Investments, LLC, A Tennessee Limited Liability Company by Warranty deed from Cedric Hawkins, A Married Man of record in Instrument No. 20210506-0060732 Register's Office for Davidson County, Tennessee, dated April 31, 2021 and recorded on May 06, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 93, 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: **2326 Merry St, Nashville, Tennessee 37208**.

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.

Karen Johnson Davidson County
Batch# 667902 **DEEDWARR**
06/29/2021 02:00:39 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20210629-0088171

Witness my/our hand(s) this the 23rd DAY OF JUNE, 2021.

Adam & Jacobson Investments, LLC A Tennessee Limited Liability Company

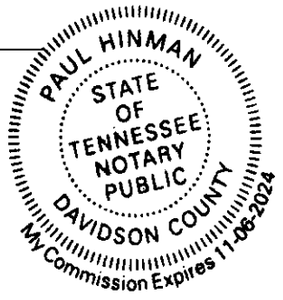
BY: _____
Morgan Adam Less
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORGAN ADAM LESS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of ADAM & JACOBSON INVESTMENTS, LLC A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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