Karen Johnson Davidson County
Batch# 675938 DEEDWARR
07/13/2021 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210713-0094149

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
J2K Builders, LLC 319 Plus Park Blvd. #200 Nashville TN 37217	J2K Builders, LLC 319 Plus Park Blvd. #200 Nashville TN 37217	083140-025.00

THIS INDENTURE, made this 8th day of July, 2021 between

Nathan Eubank, married

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

J2K Builders, LLC

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 23rd Ward of the City of Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 25 on the Plat of Richardson Place Subdivision, as of record in Book 547, Page 135 of the Register's Office for said County.

Said Lot No. 25 fronts 60 feet on the Northerly side of Holly St. and runs back between lines with the Westerly margin of a 24 foot avenue 172 feet to a dead line.

Being the same property conveyed to Nathan Eubank by Affidavit of Heirship dated 6/21/2002 of record in Instrument No. 20020621-0075119 and by Last Will and Testament of Luella Allen Eubank which was duly Probated in the Probate Court of Davidson County, Tennessee under Docket No. 00P1741, Wesley M. Eubank and wife, Luella Allen Eubank by Warranty Deed dated 4/30/1948 from Wayne L. Pullen and wife, Enza O. Pullen of record in Book 1583, Page 425, Register's Office for Davidson County, Tennessee. Wesley M. Eubank now being deceased, having died 12/1980 and Luella Allen Eubank now being deceased, having died 10/28/2000.

This is (X) improved ( ) unimproved property known as: 1919 Holly Street, Nashville, TN 37206.

This property was not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Nathan Eubank

Nathan Eubank

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nathan Eubank, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 8th day of July, 2021.

Melissa Heavener

Notary Public
My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $550,000.00.

Nathan Eubank

Affiant

Sworn to and subscribed before me, this 8th day of July, 2021.

Melissa Heavener

Notary Public
My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

I, Kelsie Holloway do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7|8|2021 (date of document).

Kelsie Holloway

Affiant Signature

7|12|2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12 day of July, 2021.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2|20|23

Notary's Seal (if on paper)

