WARRANTY DEED

Karen Johnson Davidson County
Batch# 675958 DEEDWARR
07/13/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $166.50
20210713-0094178

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
JMJ Enterprises, Inc.	JMJ Enterprises, Inc.	059 16 0 109.00 (Lot 118),
(NAME) 329 Lake Valley Drive	(NAME) 329 Lake Valley Drive	059 16 0 108.00 (Lot 119)
(ADDRESS) Franklin, TN 37069	(ADDRESS) Franklin, TN 37069	and 059 16 0 107.00 (Lot 120)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lola A. Pope, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JMJ Enterprises, Inc., a Tennessee Corporation**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

Being Lot Nos. 118, 119, and 120, on Haynie's Cleveland Plan, of record in Book 161, Page 35, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 118, 119, and 120 adjoin and front together 120 feet on the Northeasterly side of Adlai Street and extend back between parallel lines 125 feet to an alley on which they measure 120 feet.

059 16 0 109.00- Lot 118- 2509 Adlai Street

059 16 0 108.00- Lot 119- 2507 Adlai Street

059 16 0 107.00- Lot 120- 2505 Adlai Street

Being the same property conveyed to Clestis J. Pope and wife, Lola A. Pope, by Warranty Deed from Comer Tucker, by and through his attorney-in-fact, Vera Tucker Alexandra, an unmarried person, by deed dated May 22,

1996, filed of record on May 31, 1996, of record in Book 10068, Page 174, Register's Office for Davidson County, Tennessee. Cletis J. Pope, a/k/a Cletis J. Pope, Sr., died a resident of Davidson County, Tennessee, on March 16, 2020, leaving Lola Pope as Surviving Tenant by the Entirety.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 2505, 2507 and 2509 Adlai Street, Nashville, TN 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 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. 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 our hands this 9th day of July, 2021.

Lola A. Pope

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of WILLIAMSON and State of Tennessee, do hereby certify that Lola A. Pope, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th day of July, 2021.

Notary Public

My Commission Expires:

(SEAL)

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

Certificate of Authenticity

I, **Doné Oglesby**, 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 **July 9, 2021**.

Date

Affiant Signature

07/12/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **12th** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY