Karen Johnson Davidson County
Batch# 676131 DEEDWARR
07/14/2021 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20210714-0094424

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4623

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of July, 2021

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Theoremos Inc. 5089 Tersk Ct. Grand Prairie, TX 75052	NEW OWNER	133-01-0-303.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Adam J. Keafer, a single man, and Mitchell T. Jones, a single man, as tenants in common
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Theoremos Inc., a Texas 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:
The following certain real estate in Davidson County, Tennessee, described as follows:
BEING A PARCEL OF LAND IN THE 16TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF HIGH STREET. BOUNDED ON THE EAST BY THE MOHSEN BOKHARAEIKASHI, ET UX PROPERTY, LIDA MOHAMMADKHAH AND MAHMOUD SAJJADI, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 200706140071348-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF ALLEYWAY # 1913. BOUNDED ON THE WEST BY THE O.I.C. TOWNHOMES AT HIGH STREET PROPERTY AS OF RECORD IN INSTRUMENT NO. 201704030031935-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF HIGH STREET. SAID POINT BEING THE NORTHWEST CORNER OF THE MOHSEN BOKHARAEIKASHI, ET UX PROPERTY, LIDA MOHAMMADKHAH AND MAHMOUD SAJJADI, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 200706140071348-R.O.D.C., TN AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE A COMMON LINE WITH THE MOHSEN BOKHARAEIKASHI, ET UX PROPERTY, LIDA MOHAMMADKHAH AND MAHMOUD SAJJADI, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 200706140071348-R.O.D.C., TN THENCE, SOUTH 08 DEGREES 06 MINUTES 59 SECONDS WEST 155.00 FEET TO AN IRON PIN SET;

THENCE, WITH ALLEYWAY #1913, NORTH 83 DEGREES 29 MINUTES 17 SECONDS WEST 50.00 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE O.I.C. TOWNHOMES AT HIGH STREET PROPERTY AS OF RECORD IN INSTRUMENT NO. 201704030031935-R.O.D.C., TN. NORTH 08 DEGREES 06 MINUTES 59 SECONDS EAST 155.00 FEET TO AN IRON PIN SET IN THE SOUTHERLY MARGIN OF HIGH STREET;

THENCE, WITH THE SOUTHERLY MARGIN OF HIGH STREET, THENCE, SOUTH 83 DEGREES 29 MINUTES 17 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7747 SQUARE FEET, 0.17 ACRES, MORE OR LESS. Plat map recorded herewith.

Being the same property conveyed to Adam J. Keafer and Daniel C. Burns and Mitchell T. Jones, a single man, as tenants in common by Warranty deed from Edna Gupton Hunt, unmarried of record in Instrument No. 20070502-0052250 Register's Office for Davidson County, Tennessee, dated April 20, 2007 and recorded on May 02, 2007.
Being the same property conveyed to Adam J. Keafer, a single man, and Mitchell T. Jones, a single man, as tenants in common by Quitclaim Deed from Adam J. Keafer, a single man; and Daniel C. Burns, a married man, and joined by his spouse Robyn Burns; and Mitchell T. Jones, a single man, as tenants in common of record in Instrument No. 20120925-0086839 Register's Office for Davidson County, Tennessee, dated September 10, 2012 and recorded on September 25, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is UNimproved property known as: 403 High Street, Nashville, TN 37211

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 so 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.

Dated this the 7th day of July, 2021.

Mitchell T. Jones

Adam J. Keafer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mitchell T. Jones and Adam J. Keafer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of July, 2021.

Notary Public
My Commission Expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

(Notary Seal)

Certificate of Authenticity

I, **Joshua A. Terry**, 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 7/7/21.

Affiant Signature

7/12/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/12/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON