WARRANTY DEED

Karen Johnson Davidson County
Batch# 680654 **DEEDWARR**
07/21/2021 10:53:37 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20210721-0097704

Y-JRS-21-1519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JRS Development, LLC	**New Owner**	
(NAME) **1611 Electric Avenue**	(NAME)	**094-01-0-380.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **KATHRYN ANN LEEMAN, TRUSTEE OF THE KATHRYN ANN LEEMAN REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 12, 2018**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JRS DEVELOPMENT, 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 Lot No. 191 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John T. Leeman, a single person by Special Warranty deed from Secretary of Veterans Affairs, an Officer of the United States of America of record in Book 8956, page 147, Register's Office for Davidson County, Tennessee, dated May 18, 1993 and recorded on May 21, 1993.

Affidavit of Heirship recorded on August 04, 2016, in Instrument No. 20160804-0080942.

Being the same property conveyed to Kathryn Ann Leeman, Trustee Kathryn Ann Leeman Revocable Living Trust Agreement dated April 12, 2018 by Quitclaim deed from Kathryn Ann Leeman of record in Instrument No. 20180424-0038434 Register's Office for Davidson County, Tennessee, dated April 12, 2018 and recorded on April 24, 2018.

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 57, Page 130, 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: **1519 Long Avenue, Nashville, Tennessee 37206**.

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 lanc 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.

Witness my/our hand(s) this the 9th DAY OF JULY, 2021.

Kathryn Ann Leeman Revocable Living Trust Agreement dated April 12, 2018

BY: Kathryn Ann Leeman
Kathryn Ann Leeman
Trustee

MARY COSBY
Notary Public
State of Wisconsin

STATE OF Wisconsin
COUNTY OF Waukesha

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN ANN LEEMAN, TRUSTEE of the KATHRYN ANN LEEMAN REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 12, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

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

Mary Cosby
Notary Public
My Commission Expires: 11-1-2022
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206