Karen Johnson Davidson County
Batch# 684569 DEEDWARR
07/27/2021 12:51:30 PM 4 pgs
Fees: $23.00 Taxes: $18.50
20210727-0100826

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $5,000.00. Affiant Subscribed and sworn to before me, this the 20th day of July, 2021. Notary Public My commission expires: 5/5/2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Adam & Jacobson Investments LLC	New Owner(s)	061-06-0-137.00
600 11th Avenue North, APT 730		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOEL CRAIG WESTBERRY, A MARRIED MAN AND BILLY RAY WESTBERRY, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM & JACOBSON INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land at Maplewood, in the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point 72 feet Westwardly from and at right angles to a point in the center line of the main double tract of the Louisville Division, formerly the Main Stem, Second Division, of the Louisville & Nashville Railroad at Valuation Station 2131 plus 96, which is 1100 feet Southwardly measured along said center line of main double tract from mile post 180 from Louisville , Ky.; thence in a Westerly direction at right angles to said center line of main double track a distance of 150.5 feet to a point in Maplewood Lane; thence in a Southeasterly direction with an old wire fence and a row of trees, a distance of 204 feet to a point 72 feet Westwardly from and at right angles to said center line of main double track; thence in a Northerly direction, parallel with and 72 feet Westwardly from said center line of main double tract a distance of 137.67 feet to the point of beginning, containing 10.360 square feet, more or less.

Being the same property conveyed to Thomas E. Adcock and wife, Jo Ann Adcock by Warranty deed from Eugene Bishop and wife, Beulah Mai Bishop of record in Book 4752, page 448, Register's Office for Davidson County, Tennessee, dated October 02, 1973 and recorded on October 04, 1973.

Being the same property conveyed to Robert W. Rutherford Trustee by Quitclaim Deed from Billy Ray Westberry and Joel Craig Westberry of record in Book 6607, page 111, Register's Office for Davidson County, Tennessee, dated February 8, 1984 and recorded on July 16, 1985 and within the same deed the said Robert W. Rutherford, Trustee conveyed his interest in the subject property to Billy Ray Westberry and Joel Craig Westberry (Value of consideration shown in aforementioned deed $ 10.00) Being also known as 0 Maplewood Lane Nashville, Tennessee 37216.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 0 Maplewood Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2021.

Joel Craig Westberry

Billy Ray Westberry

STATE OF ~~TENNESSEE~~ FcB Indiana
COUNTY OF ~~DAVIDSON~~ FcB Johnson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joel Craig Westberry and ~~Billy Ray Westberry~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained. FcB

Witness my hand and seal this 20th day of July, 2021.

FcB

Notary Public Felicia O Brown

My Commission Expires: 09-15-2028

FELICIA O. BROWN
Notary Public, State of Indiana
Marion County
Commission Number NP0728769
My Commission Expires
September 15, 2028

SEAL

Being the same property conveyed to Robert W. Rutherford Trustee by Quitclaim Deed from Billy Ray Westberry and Joel Craig Westberry of record in Book 6607, page 111, Register's Office for Davidson County, Tennessee, dated February 8, 1984 and recorded on July 16, 1985 and within the same deed the said Robert W. Rutherford, Trustee conveyed his interest in the subject property to Billy Ray Westberry and Joel Craig Westberry (Value of consideration shown in aforementioned deed $ 10.00) Being also known as 0 Maplewood Lane Nashville, Tennessee 37216.

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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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2021.

Joel Craig Westberry

Billy Ray Westberry

Billy Ray Westberry

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

DTB DTB

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Joel Craig Westberry and~~ Billy Ray Westberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of July, 2021.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-25

Notary Public

My Commission Expires: 3/3/25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/26/2021 (date ~~of document~~).

Affiant Signature

07/26/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26th day of July 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025