WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Courtney S. Diaz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Y-C-21-3201

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 722960 **DEEDWARR**
09/23/2021 02:54:24 PM 2 pgs
Fees: $13.00 Taxes: $1,154.40

20210923-0128158

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Courtney S. Diaz	**New Owner**	
(NAME)	(NAME)	**133-01-0-151.00**
3201 Saindon Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **JDUCK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COURTNEY S. DIAZ, UNMARRIED WOMAN,** 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:

Certain real property situate in Davidson County, Tennessee and described as follows, to-wit:

Being the Southerly part of Lot No. 16 and 17 on the Plan of Radnor Terrace Subdivision of record in Plat Book 421, Page 58, in the Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning on the Westerly margin of Saindon Street at the Southeast corner of the part of Lot No. 17 (E. Hazelwood of record in Book 1554, page 206 RODCT); thence, with said Hazelwood's Southern boundary line Westwardly 100 feet, more or less, to said Hazelwood's Southwest corner, being the Westerly line of said not Lot No. 16; thence, with the said Westerly line of Lot No. 16 Southwardly 59.5 feet to an alley being the Southwest corner of said Lot No. 16; thence, with the Northerly margin of said alley Eastwardly 100 feet to the Westerly margin of said street; thence, with the same Northwardly 59.5 feet, more or less, to the Beginning.

Being the same property conveyed to JDUCK, LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210512-0063821 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 12, 2021.

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 421, Page 58, Register's Office for Davidson County, Tennessee.
- Easement of Encroachment of record in Book 10749, Page 54, in the 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: **3201 Saindon Street, Nashville, Tennessee 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 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 land 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 21st DAY OF SEPTEMBER, 2021.

JDUCK, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of JDUCK, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of September, 2021.

_____
Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212