Karen Johnson Davidson County
Batch# 741623 DEEDWARR
10/22/2021 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20211022-0142168

Name and Address of New Owner:
J and J Ventures LLC
775 Oakdell Avenue and 779 Oakdell Avenue
Madison, TN 37115

Send Tax Bills To:
J and J Ventures LLC
1919 Harpeth River Drive
Brentwood, TN 37027

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 05201024700 and 05205003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Irene L. Brandon Family Limited Partnership, a Tennessee limited liability partnership whose general partner is Gary Andrew Woodward***, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **J and J Ventures LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lots 1 and 2, Block B, on the Plan of resubdivision of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 75, Register's office for said County, and described together as follows:

Beginning at a point in the northeast intersection of Oakdell Avenue and Madison Boulevard; thence with the margin of Oakdell Avenue in a generally northerly direction 112 feet to the comer of Lots 2 and 3; thence with the line between said Lots in a generally easterly direction 145 feet to a point; thence in a generally southerly direction 38 feet to the margin of Madison Boulevard; thence with said margin in a generally southwesterly direction around a curve 163 feet to the point of beginning.

Being a portion of the same property conveyed to The Irene L. Brandon Family Limited Partnership, a Tennessee limited liability partnership whose general partner is Irene L. Brandon by deed from Irene L. Brandon on April 30,2001, of record in Instrument No. 200105020045227 and corrected in Instrument No. 200212110153254, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 775 Oakdell Avenue, Madison, TN 37115 (M/P 05201024700) and 779 Oakdell Avenue, Madison, TN 37115 (M/P 05205003000).

* Irene L. Brandon was formerly the general partner and after modification and reorganization of the Irene L. Brandon Family Limited Partnership, Gary Andrew Woodward is now the general partner.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12 day of October, 2021.

The Irene L. Brandon Family Limited Partnership, a Tennessee limited liability partnership whose general partner is Gary Andrew Woodward

By: _____
Gary Andrew Woodward, general partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of October, 2021, before me personally appeared Gary Andrew Woodward, to me known to be the person described in and who acknowledged that he is the general partner of The Irene L. Brandon Family Limited Partnership, a Tennessee limited liability partnership whose general partner is Gary Andrew Woodward, and who further acknowledged that he executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed by signing his name as the general partner of The Irene L. Brandon Family Limited Partnership, a Tennessee limited liability partnership whose general partner is Gary Andrew Woodward.

Witness my hand, at office, this 12 day of October, 2021.

_____
Notary Signature
My Commission Expires: 10/7/2023

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-28-2023

AFFIDAVIT OF VALUE

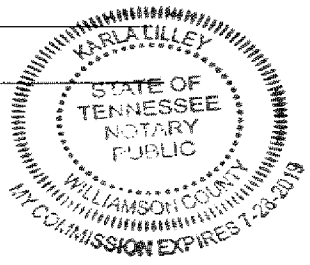
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
_____ day of October, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-3624



Tennessee Certification of Electronic Document

I, KARLA LILLEY, 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 10-13-2021 (date of document).

Affiant Signature

10-15-2021
Date

State of Tennessee

County of Williamson

Sworn to and ~~subscribed~~ before me this 15th day of October, 2021

Notary's Signature

MY COMMISSION EXPIRES: 6/26/2024

NOTARY'S SEAL

