WARRANTY DEED

Karen Johnson Davidson County
Batch# 747355 DEEDWARR
11/01/2021 01:45:57 PM 2 pgs
Fees: $13.00 Taxes: $37.00

20211101-0146078

DM-BJ-21-0

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brainworks Homes, LLC	new owner	
(NAME)	(NAME)	**061 06 0 137.00**
1334 Cardinal Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **ADAM & JACOBSON INVESTMENTS, 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 **BRAINWORKS HOMES, 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:

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 Adam & Jacobson Investments LLC, a Tennessee limited liability company, by Warranty Deed from Joel Craig Westberry, a married man and Billy Ray Westberry, a married man, of record in Instrument No. 20210727-0100826, in the Register's Office for Davidson County, Tennessee, dated July 20, 2021 and recorded on July 27, 2021.

This conveyance is subject to:
• Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Maplewood Lane, Nashville, Tennessee 37216**.

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 28th DAY OF OCTOBER, 2021.

Adam & Jacobson Investments, LLC

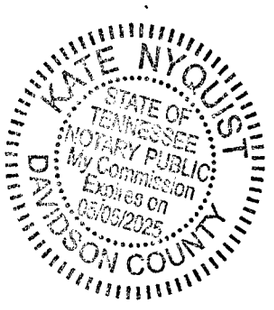
BY: Morgan Less, member
Morgan Adam Less
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORGAN ADAM LESS, 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 MEMBER of ADAM & JACOBSON INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of October, 2021.

Kate Nyquist
Notary Public
My Commission Expires: 5/5/25
(SEAL)



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