Karen Johnson Davidson County
Batch# 760482 DEEDWARR
11/24/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $873.20
20211124-0156047

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $236,000.00

Affiant

Subscribed and sworn to before me, this 10 day of November, 2021.

Notary Public

My commission expires: 8/6/23

JESSICA EPLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Taylormade Constructing, LLC	New Owner	**071106005300**
707 Douglas Avenue		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon Adams, Successor Trustee of The 707 Douglas Avenue Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylormade Constructing, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 1, on the plan of A.B. Spain's Subdivision of the Lischey's Garden, of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to First Jordan, FLP, as Trustee of The 707 Douglas Avenue Trust, by Warranty Deed from Cynthia Moncheryl Robinson Motley, dated May 22, 2013, of record in Instrument No. 20130522-0051978, Register's Office for Davidson County, Tennessee. First Jordan, FLP has since resigned as the Trustee of The 707 Douglas Avenue Trust, and Brandon Adams has been appointed as Successor Trustee thereof pursuant to the terms of said Trust.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 707 Douglas Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

_____ Date: 11-16-21
Brandon Adams, Successor Trustee of The 707 Douglas Avenue Trust

_____ Date:_____

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Brandon Adams** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Successor Trustee of The 707 Douglas Avenue Trust and that he is authorized by The 707 Douglas Avenue Trust to execute this instrument on its behalf.

Witness my hand, at office, this 16 day of November, 2021.

Jessica Epley
NOTARY PUBLIC

My Commission Expires: 8/6/23

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Certificate of Authenticity

I, Samantha Smith, 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 11/16/21.

Date

Affiant Signature

11/16/21

Date

State of TN

County of ~~November~~ Davidson

Sworn to and subscribed before me this 16 day of November, 2021.

Notary's Signature

My Commission Expires: 8/6/23

Date

Notary's Seal (if on paper)

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires