WARRANTY DEED

Karen Johnson Davidson County
Batch# 771602 DEEDWARR
12/10/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211210-0164071

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF December, 2021

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JA 32 INDUSTRY INC	new owner	
(NAME) 465 Ocean Dr #402	(NAME) 465 Ocean Drive #402	105-08-0-164.00
(ADDRESS) Miami, FL 33139	(ADDRESS) Miami, FL 33139	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **George Hendricks, Jr and Ellen Marie Hendricks, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JA 32 INDUSTRY INC**, a Tennessee For Profit Corporation, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel I: 32 Industry St, Nashville, TN 37210 - M&P 105-08-0-164.00

Land in Davidson County, Tennessee, being Lot No. 28 on the map of John Lumsden's Plan of Lots of record in Plat Book 21, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 28 fronts 50 feet on the Northerly side of Mill Street, and runs back between parallel lines 140 feet to an alley.

Said Juanita C. Hendricks became deceased on February 05, 2001, vesting George S. Hendricks, Sr. as surviving tenant. Said George S. Hendricks, Sr. became deceased on November 15, 2011 leaving Last Will and Testament filed for Probate in Docket No. 11P1820 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, George Hendricks, Jr. is named as devisee. Last Will and Testament of record in Instrument No. 2015060-0054076, said register's office.

Parcel II: 34 Industry St, Nashville, TN 37210 - M&P 105-08-0-163.00

Land in Davidson County, Tennessee, being Lot No. 27 on the map of John Lumsden's Plan of Lots of record in Plat Book 21, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 50 feet on the Northerly side of Mill Street, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to George H. Hendricks and wife, Ellen Marie Hendricks, by Quitclaim Deed from Lawrence J. Morgan and wife, Betty Morgan, of record in Instrument No. 20100709-0053693 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 09, 2010. George H Henricks and George Hendricks, Jr. are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

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 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 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.

Witness my hand this 7TH day of December, 2021.

George Hendricks Jr
George Hendricks, Jr

Ellen Marie Hendricks
Ellen Marie Hendricks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **George Hendricks, Jr and Ellen Marie Hendricks**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7TH day of December, 2021.

Ca Allen
Notary Public

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25

Certificate of Authenticity

I, Holly A Mason, 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 12/7/21.

Holly A

Affiant Signature

12/7/21

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 7TH day of December, 2021

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY