NEW OWNER:
POORA PROPERTIES, GP
117 VAUGHNS GAP RD
NASHVILLE, TN 37205

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 21-2146

Map & Parcel
107050104.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 775458 **DEEDWARR**
12/16/2021 02:43:04 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20211216-0166639

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thousand and 00/100 Dollars ($300,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JA-EL PROPERTIES LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **POORA PROPERTIES, GP,** a Tennessee general partnership, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 46 on the Plan of Bel-Air Subdivision, Section 2, as of record in Plat Book 2900, Pages 29, 30, 31, and 32, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JA-EL PROPERTIES LLC, by Warranty Deed from Steve R. Dotson and Michael R. Dotson, dated December 15, 2009, and of record in Instrument No. 20091222-0116400, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1940 LAURINDA DRIVE, NASHVILLE, TN 37217**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2900, Pages 29, 30, 31, and 32, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 10th day of December, 2021.

JA-EL PROPERTIES LLC

By: Donna G. Smith, Member
DONNA G. SMITH
Its: MEMBER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DONNA G. SMITH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the MEMBER of **JA-EL PROPERTIES LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 10th day of December, 2021.

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

NOTARY PUBLIC

My commission expires:

****

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00.**

AFFIANT

Sworn to and subscribed to before me this 10th day of December, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022