Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-RTS-21-111

NEW OWNER:
ATTLEASE PROPERTIES, LLC
4410 Wyoming Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
Same as 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: 21-2150

Map & Parcel No.: 05311005500

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 781833 **DEEDWARR**
12/30/2021 11:16:24 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20211230-0171791

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00)** 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 do hereby transfer and convey unto **ATTLEASE PROPERTIES, LLC, a Tennessee limited liability company,** ("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. 12, Block "C", on the Plan of Subdivision No. 3, Life and Casualty Insurance Company Property at Old Hickory, of record in Plat Book 974, Page 11, 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 Denise Myers, married, dated May 14, 2008, and of record in Instrument No. 20080516-0050612, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **111 BECKER AVENUE, OLD HICKORY, TN 37138**.

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 974, Page 11, 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.

WITNESS OUR SIGNATURE hereto this 22nd day of December, 2021.

JA-EL PROPERTIES, LLC

By: Donna G. Smith

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 22nd 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

****

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

AFFIANT

Sworn to and subscribed to before me this 22nd day of December, 2021.

NOTARY PUBLIC

My commission expires: 03/07/2023

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY