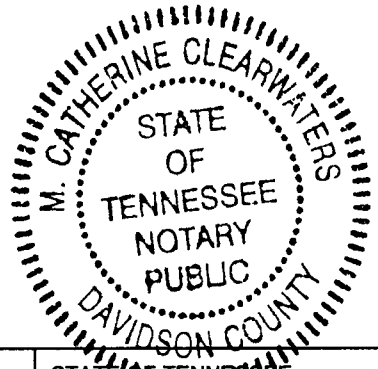



## WARRANTY DEED

Karen Johnson Davidson County
Batch# 787774 DEEDWARR
01/11/2022 03:07:54 PM 2 pgs
Fees: $13.00 Taxes: $2,153.40

20220111-0003691

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $582,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rusty Moore, Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4183-WE

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| J2K Builders, LLC | NEW OWNER | 08314006800 |
| (NAME) | (NAME) | |
| 319 Plus Park Blvd., Ste. 200 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37217 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Eighty-Two Thousand And No/100 Dollars ($582,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DAVID R. HASKELL AND WIFE, MOLLY D. HASKELL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J2K BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND JAMES T. RAMAGE, IV, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 107, Block E on the Plan of Priest Home Place, of record in Book 161, page 102, Register's Office for said County.

Said Lot No. 107 of Block E fronts 65 feet on the Southerly margin of Holly Street (formerly Chadwell Street) and extends back 160 feet on the Westerly line and 160 feet on the Easterly line to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to David R. Haskell and wife, Molly D. Haskell by Warranty deed from Sophia Kramer and husband, Ben S. Leto of record in Instrument No. 20001017-0102801 Register's Office for Davidson County, Tennessee, dated October 12, 2000 and recorded on October 17, 2000.

This is unimproved property known as 1814 Holly Street, Nashville, TN 37206.

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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 successors 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 successors 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 our hands this 7th day of January, 2022.

David R. Haskell

Molly D. Haskell

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David R. Haskell and Molly D. Haskell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 7 day of January, 2022.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-02-2024