Karen Johnson Davidson County
Batch# 791476 DEEDWARR
01/18/2022 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20220118-0006488

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 06.14.25
(AFFIX SEAL)

FAITH L. LOWE
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILLIAMSON

B-C-21-3903

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathan Fast and Megan Fast	New Owners	
(NAME)	(NAME)	**092-13-0-235.00**
3903 Nevada Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEAN LAFITTE DESIGNS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN FAST AND MEGAN FAST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Block No. 31 on the Map of Charlotte Park Company's Second Addition, Extended, as of record in Plat Book 421, page 10, Register's Office of Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Nevada, formerly 3rd Avenue at a point 55 feet West of the Southwest corner of said Avenue and 39th Avenue, North formerly "B" Street; thence with the Southerly margin of Nevada Avenue Westwardly 50 feet; thence Southerly 150 feet to the Northerly margin of an alley; thence with said alley Eastwardly 50 feet; thence Northerly 150 feet to the beginning.

Being the same property conveyed to Charles Michael Koehler, a married person by Special Warranty Deed from Deutsche Bank Trust Company Americas, fka Bankers Trust Company, as Trustee, of record in Instrument No. 20040220-0019814, Register's Office for Davidson County, Tennessee, dated February 17, 2004 and recorded on February 20, 2004.

Being the same property conveyed to Charles Michael Koehler, a married man by Quitclaim Deed from Carolyn A. Koehler, a married woman of record in Instrument No. 20040220-0019816, Register's Office for Davidson County, Tennessee, dated February 17, 2004 and recorded on February 20, 2004.

Being the same property conveyed to Jean Lafitte Designs, LLC, a Tennessee Limited Liability Company by Warranty Deed from Charles Michael Koehler, unmarried, of record in Instrument No. 20200306-0025666, Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 06, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3903 Nevada Ave, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7 DAY OF JANUARY, 2022.

Jean Lafitte Designs, LLC, a Tennessee Limited Liability Company

BY: _____
Elizabeth S. Lee
Chief Manager/Member

BY: _____
Michael P. Lee
Secretary/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH S. LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER/MEMBER of JEAN LAFITTE DESIGNS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of January, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL P. LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SECRETARY/MEMBER of JEAN LAFITTE DESIGNS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SECRETARY/MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of January, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kaylyn Lewis, 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 January 10, 2022.

Custodian's Signature

1/10/22
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10 day of January, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-31-24

MEREDITH BAUERLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-31-2024