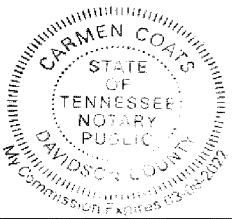
Karen Johnson Davidson County
Batch# 806640 DEEDWARR
02/16/2022 10:11:30 AM 4 pgs
Fees: $23.00 Taxes: $25.90
20220216-0017931

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of February, 2022.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Adam & Jacobson Investments, LLC	New Owner(s)	105-08-0-114.00 & 105-08-0-115.00
501 Union Street		
Nashville, TN 37219		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID R. HENLEY, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: ML

A certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract 1 (Tax Map and Parcel No. 105-08-0-114.00):

Being the Westerly part of Lot No. 20 in John Lumsden's 3rd Addition to Nashville, a Plan of which is of record in Book 57, page 106, of the Register's Office for Nashville and Davidson County, Tennessee.

Beginning in the Southerly margin of Factory Street, at the Northwest corner of said Lot 20; thence Easterly with the Southerly margin of said Street 25 feet, more or less, to the Northwest corner of a part of a lot conveyed by W.T. Shelton to Aleona G. Shelton by Deed of record in Book 448, page 150, R.O.D.C. Tennessee; thence Southerly with the Westerly line of said lot conveyed to Aleona G. Shelton 149 feet, more or less, to the Northerly margin of an alley; thence with the said alley Westwardly to the Southwest corner of said Lot 20; thence with the Westerly lien of said lot Northerly 149 feet, 4 inches, more or less, to the beginning.

Being the same property conveyed to Mattie B. Howse by deed from C. B. Howse, dated May 1, 1952 and recorded May 21, 1952, of record in Book 2045, page 41, Register's Office for Davison County, Tennessee.

Mattie B. Howse aka Madolyn O. Howse, died June 18, 1985.

Being a portion of the same property conveyed to C. B. Howse, Sr. Quitclaim Deed from Eugene Howse, (both heirs of Mattie B. Howse), of record in Book 4368, page 388 Register's Office for Davidson County, Tennessee, dated February 30, 1969 and recorded on September 26, 1969.

C. B. Howse, Sr. died February 23, 1987.

Last Will and Testament of Will of C. B. Howse, Sr. recorded in Will Book 158, Page 204, estate being administered March 5, 1987, in the Probate Court for Davidson County, Tennessee, devised property to his son, Larry Howse.

Final Decree Confirming Sale (for Delinquent Taxes against Larry Howse) dated December 17, 1995, vesting title in E. B. Hunt and Randy B. Hunt, recorded in Book 8816, Page 715, in the Register's Office for Davidson County, Tennessee.

E. B. Hunt died.

Being a portion of the same property conveyed to David R. Henley by Quitclaim deed from Randy B. Hunt of record in Instrument No. 20210225-0023691 Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on February 25, 2021.

Tract 2 - (Tax Map and Parcel No. 08-0-115.00):

Being the Westerly 25 feet of the Easterly 60 feet of Lot No. 20 in John Lumsden's Third Addition to Nashville, a plan of which is of record in Book No. 57, page 106, Register's Office for said county.

Said part of Lot 20 fronts 25 feet on the Southerly side of Factory Street, and runs back between parallel lines 149 feet, more or less, to an alley.

Being a portion of the same property conveyed to C. S. Hunt and wife, E. B. Hunt by Warranty deed from Mary Walker, a widow of record in Book 4106, page 525 Register's Office for Davidson County, Tennessee, dated February 20, 1967 and recorded on February 28, 1967.

Being a portion of the same property conveyed to E. B. Hunt and Randy B. Hunt, as joint tenants, and not as tenants in common, with full right of survivorship in the survivor, by Quitclaim Deed from C. S. Hunt and E. B. Hunt of record in Book 5767, page 224 Register's Office for Davidson County , Tennessee, dated July 08, 1981 and recorded on July 08, 1981.

E. B. Hunt died leaving Randy B. Hunt as the surviving joint tenant.

Being a portion of the same property conveyed to David R. Henley by Quitclaim deed from Randy B. Hunt of record in Instrument No. 20210225-0023691 Register's Office for Davidson County, Tennessee, dated February 23, 2021 and recorded on February 25, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 55 & 0 Factory Street, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of February, 2022.

David R. Henley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David R. Henley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of February, 2022.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/07/2022 ____ (date of document).

Affiant Signature

02/07/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7th day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025