Karen Johnson Davidson County
Batch# 832186 DEEDWARR
03/31/2022 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $984.20
20220331-0037342

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $266,000.00

Claire Freeman
Affiant

Subscribed and sworn to before me, this 22nd day of March, 2022.

Notary Public
My commission expires:
1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LJS Properties, LLC	New Owner	**09514005400**
2132 Jade Dr	202 ~~Jade~~ Ivy Dr.	
Nashville, TN 37210	Hendersonville, TN 37075	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 2132 Jade Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LJS Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 49, on the plan of Elm Hill Acres, Section No. 1, of record in Plat Book 2331, Page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 2132 Jade Dr Trust, by Warranty Deed from David E. Graef, unmarried, dated February 17, 2022, of record in Instrument No. 20220302-0023461, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David E. Graef, unmarried, by Warranty Deed from Nancy Ann Joplin and husband, Jerry Joplin, dated January 30, 1997, of record in Book 10335, Page 673, in the Register's Office for
Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2132 Jade Dr, Nashville, TN 37210.

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 heirs 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 in 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 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.

_____ Date: 3-22-22
The 2132 Jade Dr Trust by Brandon Adams It's Trustee

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The2132 Jade Dr Trust and that he is authorized by The 2132 Jade Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 22nd day of March, 2022.

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

Certificate of Authenticity

I, Claire Freeman, 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 3/22/22.
Date

Claire Freeman
Affiant Signature

3/22/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd day of March, 2022.

Notary's Signature
My Commission Expires: 1-11-26

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY