STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 835779 DEEDWARR
04/06/2022 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220406-0040086

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2022.

Notary Public
MY COMMISSION EXPIRES: 7-7-25
File No. G22-15221

CHRISTINE SISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Perry Developments, LLC (NAME)	Perry Developments LLC (NAME)	96-9-151
2971 Old Walton Cir. (STREET ADDRESS)	2971 Old Walton Cir. (STREET ADDRESS)	
Cookeville TN 38506 (CITY) (STATE) (ZIP)	Cookeville TN 38506 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **LJS Properties LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Perry Developments, 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. 288, on the map of Cloverhill Subdivision Section VI, as of record in Book 2133, page 89, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 288 begins at a point in the northerly margin of Emery Drive, the common front corner of Lots Nos. 287 and 288; thence westerly along said drive 70 feet to a point; the beginning of a curve; thence 31.42 feet around said curve to point in the easterly margin of Kent Road; thence northerly 143.8 feet along said road to a point; thence northerly 30 52' East 90 feet to a point, the common rear corner of Lots Nos. 287 and 288; thence southerly 163.3 feet to the point of beginning.

Being the same property conveyed to LJS Properties LLC by Deed dated December 14, 2021 from Kasy Nathaniel Powell, an unmarried man, recorded December 21, 2021, in Instrument Number 20211221-0168288, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2828 Emery Drive, Nashville, TN 37214.

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 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 heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 7th day of March, 2022.

LJS Properties LLC, a Tennessee Limited Liability Company

By: X Leanna McKee
Leanna McKee, Managing Member

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Leanna McKee, Managing Member of LJS Properties LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Managing Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this 7th day of March, 2022.

Notary Public My Commission Expires: 3/21/22

MICHAEL T. MOSS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Keri Bates 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 March 7, 2022 (date of document).

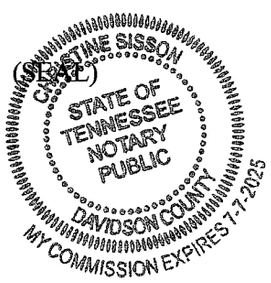
Keri Bates
Affiant Signature

March 7, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 of March, 2022.

(SEAL)



Notary's Signature
My Commission Expires: