RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-6272-2022

Karen Johnson Davidson County
Batch# 846960 DEEDWARR
04/28/2022 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20220428-0048899

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of April, 2022

NOTARY PUBLIC

My commission expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2J General Partnership 1019 Whites Creek Pike, Nashville, TN, 37208	Same address as new owner	092-06-0-620

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THREE THOUSAND AND 00/100 Dollars ($303,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KEISHA BROWNELL**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **2J GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Map of Buchi's Subdivision of Lot No. 20, McNairy Subdivision, of record in Book 421, page 66, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keisha Brownell from Music City Holdings, LLC, by Warranty Deed dated July 30, 2018 and recorded August 27, 2018 in Instrument #20180827-0084633, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 725 25th Avenue North, Nashville, TN 37208

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6th day of April, 2022

GRANTOR(S)

Keisha Brownell

STATE OF ~~TENNESSEE~~ Washington
COUNTY OF Kitsap

Personally appeared before me, a Notary Public, Keisha Brownell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of April, 2022.

TERESA JO DAVIS
Notary Public
State of Washington
Commission # 21007354
My Comm. Expires Jan 21, 2025

Notary Public

Teresa J. Davis
Printed Notary Name

My commission expires: 1-21-25

Certificate of Authenticity

I, Joshua A. Terry, 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 4/6/22.

Affiant Signature

4/14/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/14/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON