Name and Address of New Owner:
J and J Ventures LLC
1919 Harpeth River Dr.
Brentwood, TN 37027
Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 856114 DEEDWARR
05/16/2022 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220516-0056083

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 04309019900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Helene Borrilez, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **J and J Ventures LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 5, Block H on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 50 feet on the North side of Dupont Avenue and runs back between parallel lines, along the East margin of Bixler Avenue, 165.5 feet to the South line of Lot 4 in said Block " H".

Being the same property conveyed to Helene Borrilez by Warranty Deed from PHC Partnership, a Tennessee general partnership, recorded on March 10, 2020, of record in Instrument No. 20200310-0026977, Register's Office for Davidson County, TN.

This is improved property known as 403 Dupont Ave., Madison, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of April, 2022.

Helene Borrilez (SEAL)
Helene Borrilez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of April, 2022, before me personally appeared Helene Borrilez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of April, 2022.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 13th day of April, 2022.

Notary Public
My commission expires:
File No. 2022-4511-RS

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 4/13/22 (date of document).

Affiant Signature

4/19/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

