Karen Johnson Davidson County
Batch# 860587 DEEDWARR
05/23/2022 11:33:27 AM 2 pgs
Fees: $13.00 Taxes: $222.00
20220523-0059521

WARRANTY DEED

ZANA C PETTY
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 $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-3-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0338

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christian Schools, Inc.	NEW OWNER	Map: 05100006600
(NAME) 619 Due West Ave.	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY THOUSAND AND NO/100 DOLLARS ($60,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J & S RESTORATIONS, LLC,

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

CHRISTIAN SCHOOLS, INC.,

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, State of Tennessee, Beginning at a stake in the center of a roadway running north from Briarville Road, said stake being 388 feet (erroneously shown as 368 feet on prior deed) north of the center line of said Briarville Road, and being at the southwest corner of this tract and the northwest corner of the Starling Property; thence with the center line of said roadway, north 2 degrees east 140 feet to a stake in an old fence line, in the south line of the lands of Plummer; thence with Plummer's south line, south 87 degrees (erroneously shown as 97 degrees on prior deed) 15 minutes east 310 feet more or less to an old fence corner in the west line of the Walton Property; thence with Walton's west line, along an old fence, south 3 degrees west 126 feet to a stake in an old rock, in the north line of the Starling property;

thence with the line of the same, north 89 degrees 30 minutes west 312.5 feet to the beginning, containing 1 acre, more or less.

Being part of the same property conveyed to J & S Restorations, LLC, by Quitclaim Deed from S & E Enterprises of Simpson County, LLC, of record in Instrument No. 20170113-0004409, dated January 11, 2017, Register's Office for said County. Reference is also made to Scrivener's Affidavit of record in Instrument No. 20170130-0009851, Quitclaim Deed of record in Instrument No. 20060714-0084800, and Warranty Deed of record in Instrument No. 20060519-0059026, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book K, Page 198, said Register's Office.

Lack of right of access to and from the land. This property is completely landlocked by adjoining parcels of land and lacks deeded easement agreements with adjacent landowners, their successors and or assigns, providing ingress and egress rights in relation to the property.

unimproved ☒
This is improved ☐ property, known as 0 Creative Way, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 19th day of May, 2022.

J & S Restorations, LLC

BY: Jerry W Summers
Jerry Summers
Sole Manager Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerry Summers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Sole Manager Member respectively of J & S Restorations, LLC, the within named bargainer, and that he as such Sole Manager Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 19th day of May, 2022.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY