WARRANTY DEED

Karen Johnson Davidson County
Batch# 865429 DEEDWARR
06/01/2022 08:44:13 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20220601-0062949

W-EXP-22-1100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jireh Ventures Movement, LLC	**NEW OWNER**	
(NAME)	(NAME)	**082-03-0-290.00-CO**
303 Tamworth Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA COLLINS AND HUSBAND, ERNIE COLLINS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JIREH VENTURES MOVEMENT, LLC, A TENNESEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 26 on the Plan of Crutcher Brothers Subdivision of Part of the Lucy H. Lindsley Property in East Nashville of record in Plat Book 161, Page 158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda Collins and husband, Ernie Collins by Quitclaim Deed from Linda S. Patterson Collins, married , now known as Linda Collins, married of record in Instrument No. 20080422-0040994 Register's Office for Davidson County, Tennessee, dated March 20, 2008 and recorded on April 22, 2008.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1100 Pennock Avenue, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 24th DAY OF MAY, 2022.

Linda Collins by

Linda Collins by John Gleaves
Attorney in Fact

Ernie Collins by

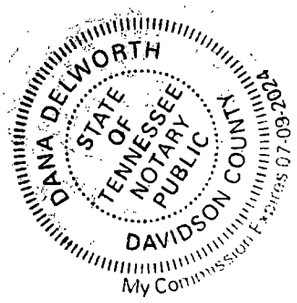
Ernie Collins by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LINDA COLLINS AND ERNIE COLLINS, and who acknowledged he/she/they executed the same as the free act and deed of the said LINDA COLLINS AND ERNIE COLLINS.

Witness my hand and official seal, this the 24th of May, 2022.

Notary Public
My Commission Expires: 7/9/24
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212