Karen Johnson Davidson County
Batch# 868185 DEEDWARR
06/07/2022 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220607-0064994

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2022050114

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andre Johnson		
(NAME) 1720 Westend Ave Suite 300	(NAME) same as new owner	081 16 0 455.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED TWENTY-FIVE THOUSAND AND NO/100 Dollars ($625,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JDRE, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDRE JOHNSON**, 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 the south 25 feet of Lot No. 20 and the north 12 ½ feet of Lot No. 21 on the Map of Thomas Harding's First Addition, as of record in Book 19, page 241, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said parts of said lots adjoin and front together 37 ½ feet on the west side of 12th Avenue North and runds back between parallel lines 160 feet to an alley.

Being the same property conveyed to Benjamin Dang and Leena Dang, husband and wife, by Warranty Deed from Grace S. Ridley with a Life Estate reserved by Lee Ella Scruggs, dated March 30th, 2018, of record in Instrument No. 20180404-0031606, Register's Office of Davidson County, Tennessee.

Being the same property to convey to JDRE, LLC by deed from Benjamin Dang and Leena Dang husband and wife, of record in Instrument No. 20200106-0001684, said Register's Office for Davidson County, Tennessee.

This unimproved property known as 1031 12th Ave North, Nashville, TN 37208

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.

Executed by our hands this 31st Day of May 2022.

JDRE, LLC

BY: _____
Benjamin Dang

BY: _____
Leena Dang

STATE OF Tennessee

County OF Davidson

Before Me, Chukwudi Echetebu, a Notary Public for the above State and County , do hereby certify that Benjamin Dang and Leena Dang as Members of JDRE, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such Members.

Witness my hand and official seal, this 31st Day of May 2022.

_____
Notary Public

My Commission Expires: May 7, 2024

(SEAL)

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 5/31/22

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 6-1-22
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 6-1-22

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11/6/2023