Karen Johnson Davidson County
Batch# 885082 DEEDWARR
07/06/2022 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220706-0077968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me, this 1st day of July, 2022.

Notary Public
My commission expires: 10/22/27

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DEXTER J. GLADNEY	**FLASH RAISE**	**17400004500**
706 PRESTON RD	**200 Bartlett Dr, Ste 108**	
NASHVILLE, TN 37013	**El Paso, TX 79912**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JLG, LLC, a Tennessee limited liability company

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

DEXTER J. GLADNEY

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 Lot "M," on the survey made by E. L. Miller, Jr. & Co., October 29, 1965, as follows:

Beginning at a point in the center line of Preston Road, said point being 12 feet Northeasterly from the Southeast corner of the property conveyed to Joe McAlister and wife, by deed from J.E. Moss, et al, of record in Book 3861, page 777, Register's Office for said County; thence South 22° 30' East 462.4 feet to an iron pin; thence North 72° 00' East 329.4 feet to the center of Cane Ridge Road; thence with the center of the same, around a slight curve, Northwesterly 75 feet, continuing with the same North 28° 00' West 117 feet, and continuing with the same in the same direction 103 feet and continuing with the same North 22° 45' West 315 feet to the center line of Preston Road; thence with the center line of the same South 43° 00' West 234 feet, and continuing with the center of the same in a Southwesterly direction 102 feet to the beginning, containing 3.8 acres, more or less.

Being the same property conveyed to JLG, LLC by Warranty Deed from Ganga Sarki, unmarried and Man Maya Sarki, married as recorded on the 6th day of July, 2022 in Instrument No. 20220706-0077828, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 706 PRESTON RD, NASHVILLE, TN 37013.

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 in 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.

Kimberly Churn Date: 7/1/22

JLG, LLC
By: Kimberly Churn
Its: Sole Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Kimberly Churn** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the sole member of JLG, LLC and that she is authorized by JLG, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 1st day of July, 2022.

LELAND COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 11/22/23

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/1/2022 (date of document).

Jennifer Russell
Affiant Signature

7/6/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of July 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

