WARRANTY DEED

File #22247

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: . 9-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAM ESTATES OF NELA, LLC	NEW OWNER	072-11-0-300.01
(NAME)	(NAME)	Karen Johnson Davidson County
1440 Litton Avenue		Batch# 896552 DEEDWARR
(ADDRESS)	(ADDRESS)	08/01/2022 11:28:30 AM 3 pgs
Nashville, TN 37216		Fees: $18.00 Taxes: $1,702.00
		20220801-0087130
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Timothy Blake Cothran, an unmarried man and, Daniel Eli Bates, a married man as tenants in common,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAM ESTATES OF NELA, LLC, a Louisiana limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly part of Lots No. 6 & 7 on the Plan of W. J. Myer's Subdivision of certain lots in Maxey's Addition, as of record in Book 332, Page 66, Register's Office for said County, and being known as Lot No. 2 on an unrecorded Map showing a Resubdivision of said lot for J. H. Rutherford, not of record, and described according to a survey made by Southern Land Surveying Co., Inc., as follows:

Said Lot No. 2 fronts 80.3 feet on the southerly side of Litton Avenue and runs back 89.6 feet on the westerly line and 83 feet on the easterly line, along the westerly margin of Rock City Avenue, to a dead line measuring 80 feet thereon.

Included in the above description, but expressly Excluded from the above conveyance is property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Ivory L. Hockett and wife, of record in Book 4451, page 675, Register's office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Litton Avenue and the westerly margin of Rock city street; thence South 4 degrees 00 minutes West 21.53 feet to a point, said point being the beginning a curve; thence along said curve having a radius of 25.00 feet, 35.50 feet to a point in the southerly margin of Litton Avenue; thence along said margin of Litton avenue South 77 degrees 44 minutes East 21.53 feet to the point of beginning.

Being the same property conveyed to Timothy Blake Cothran, an unmarried man and Daniel Eli Bates, a married man as tenants in common by Warranty deed from Tyrone Caruthers and wife, Carolyn J. Caruthers of record in Instrument No. 20220311-0028475 Register's Office for Davidson County, Tennessee, dated March 10, 2022 and recorded on March 11, 2022.

This property is not the homestead or current residence of the grantors.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1440 Litton Avenue, Nashville, TN 37216

(House Number) (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 my hand this 28th day of July, 2022.

Timothy Blake Cothran

Daniel Eli Bates

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Timothy Blake Cothran and Daniel Eli Bates**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2022.

My commission expires: 7.20.24

Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-28-22.

Affiant Signature

8-1-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 1 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY