Karen Johnson Davidson County
Batch# 901184 DEEDWARR
08/09/2022 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220809-0090604

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

File No.: 22-0512

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dunn Investment Group, LLC, a North Carolina Limited Liability Company	New Owner	Map: 07208004100
(NAME) 945 Alphin Road	(NAME)	
(ADDRESS) Dunn, NC 28334	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($380,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROGER P. JOKELA, UNMARRIED,

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

DUNN INVESTMENT GROUP, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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 No. 28 of Block "A" on the Plan of Inglewood Golf Club Estates, as of record in Book 843, Page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roger P. Jokela, unmarried, by deed from Ruth Adwell Halliburton, of record in Instrument No. 20040401-0036906, dated March 26, 2004, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 98, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1511 McGavock Pk., Nashville, TN 37216
(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 8TH day of August, 2022.

Roger P. Jokela

STATE OF FLORIDA
COUNTY OF MONROE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger P. Jokela, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 8TH day of August, 2022.

My Commission Expires:
JUNE 25, 2024

Notary Public

NIRA TOCCO
Notary Public - State of Florida
Commission # HH 014897
My Comm. Expires Jun 25, 2024
Bonded through National Notary Assn.

Certification of Recorded Documents

I, Julia Wyatt, 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 August 8, 2022.

(AFFIANT) Julia Wyatt

08/08/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 8th day of August, 2022.

My commission expires: 3/6/24

Notary Public

