Karen Johnson Davidson County
Batch# 914480 DEEDWARR
09/09/2022 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220909-0101033

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF SEPTEMBER 2022. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaaron Investment Partners 2 LLC	**Same as Owner**	**133-01-0-253.00**
(NAME)	(NAME)	
823 Tyne Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220-1504		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES HOGUE AND WIFE, JULIE HOGUE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAARON INVESTMENT PARTNERS 2 LLC, A TENNESSEE 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:

Land being located in Davidson County, Tennessee, being described as follows:

Tract 1:

Being Lot No. 172 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Tract 2:

That certain portion of Hill Street now abandoned by Metropolitan County Council Bill No. 78-1124 lying between Lot Nos. 168 and 172 on the Map of Sunrise Heights, Second Plan, as of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, extending southwardly from the southerly margin of Elgin Street 150 feet, more or less, to the point of terminus co-extensively with the northerly margin of the right of way of a 15-foot alley.

Being the same property conveyed to James Hogue and wife, Julie Hogue, by deed from Emily S. Townes, Sandra S. Collier, Margie S. Emberton, and Melissa S. Proctor of record as Instrument No. 19991230-0308818, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **519 Elgin Street** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37211** (Postal Zip)

This conveyance is made subject to the following matters of record (a) 2022 real property taxes have been prorated and assumed by the Grantee; (b) all matters appearing on the plan of record in Book 421, page 46, said Register's Office and (c) easements retained by the Metropolitan Government of Nashville & Davidson County, Tennessee in Metropolitan Council Bill No. 78-1124.

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 8th day of September 2022.

James Hogue

Julie Hogue

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, James Hogue, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of September 2022.

Commission expires: 5/9/26

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Julie Hogue, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of September 2022.

Commission expires: 5/9/26

Notary Public

True Copy Certification

I, William T. Smith, 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 September 8, 2022.

Affiant Signature

Date: 9/8/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

