Karen Johnson Davidson County
Batch# 929278 DEEDWARR
10/13/2022 10:36:58 AM 2 pgs
Fees: $13.00 Taxes: $5,476.00
20221013-0112282

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,480,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/11/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3093

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
William Meason and Emilie Meason	NEW OWNER	104 01 0 273.00
4000 Colorado Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ElJack Custom Homes, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Meason and Emilie Meason, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Easterly part of Lot No. 45 on the Plan of West End Annex as Subdivided by Sylvan Park, as shown on the Plat of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Said part of Lot No. 45 fronts 65.6 feet on the Northerly side of Colorado Avenue and extends back between parallel lines 162.9 feet to an alley.

Being the same property conveyed to Jack W. Davis and wife, Joyce H. Davis, by deed dated 07/21/2011, and recorded 07/22/2011, from Phillip R. Gasser, Trustee (successor Trustee to Joe A. Harris, E. F. Jakes, Robert F. Mingle, K. D. Phelan, Jr. and W. L. Church) of the First Southern Methodist Church of Nashville, Tennessee, of record in Instrument Number 20110722-0056464 and being the same property conveyed to Mark Spivey, married, by deed dated 07/28/2021, and recorded 07/30/2021, from Jack W. Davis and Joyce H. Davis, husband and wife, of record in Instrument Number 20210730-0102655 and being the same property conveyed to ElJack Custom Homes, LLC, a Tennessee limited liability company, by deed dated 09/15/2021, and recorded 09/16/2021, from Mark Spivey, married, of record in Instrument Number 20210916-0124422, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4000 Colorado Avenue Nashville, TN 37209

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 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.

Witness my hand on October 11, 2022.

ElJack Custom Homes LLC, a Tennessee Limited Liability Company

By: _____
John Mark Spivey, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared John Mark Spivey, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of ElJack Custom Homes LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this October 11, 2022.

_____
Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-3093

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-VRE-22-4000