Karen Johnson Davidson County
Batch# 936037 DEEDWARR
10/31/2022 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,798.20
20221031-0117513

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $486,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF October, 20 22

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Tiffany Johnson	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) 810 28TH Avenue N.	(NAME)	09206042000
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, **J3K Properties, LLC** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Tiffany Johnson** unmarried woman , HEREINAFTER CALLED THE GRANTEE, HER 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 part of Lot Nos. 4 and 5 on the Plan of D. T. Lapsley's Subdivision of Lot No. 17 of Boyd's and McNairy's Addition to Nashville, Tennessee of record in Plat Book 57, Page 3, in the Register's Office for Davidson County, Tennessee.

Said Land being 10 feet off the south side of Lot NO. 5 and 20 feet off the north side of Lot No. 4 fronting together 30 feet on the east side of 28th Avenue and extends back 88 feet between parallel lines to a 10 foot alley.

Being the same property conveyed to J3K Properties, LLC, a Tennessee limited liability company by Warranty deed from William R. Huffman and wife, Janet B. Huffman of record in Instrument No. 20220111-0003230 Register's Office for Davidson County, Tennessee, dated December 28, 2021 and recorded on January 11, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 810 28th Avenue N Nashville, TN 37208
(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 31st day of October, 2022.

J3K Properties, LLC

Sole member

By: Jake Carter, Sole Member

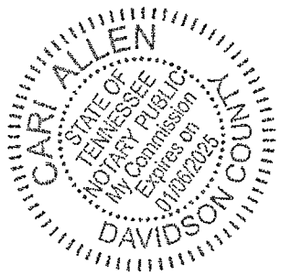
STATE OF TENNESSEE
COUNTY OF DAVIDSON

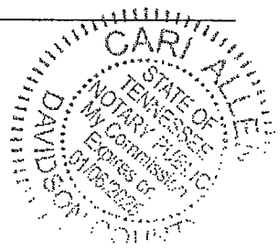
Before me, a Notary Public of said County and State, personally appeared Jake Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Sole Member of J3K Properties, LLC the within named bargainer, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of J3K Properties, LLC by himself/herself as Sole Member.

WITNESS my hand and official seal at office this 31st day of October, 2022.

Notary Public

My Commission Expires: 1-6-25





Certificate of Authenticity

I, Holly A Mason, 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 10/31/22.

Affiant Signature

10/31/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 31 day of October, 20 22

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY