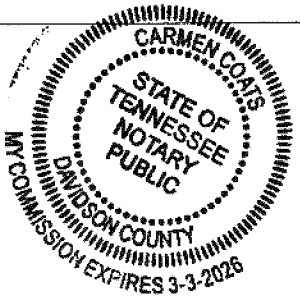
Karen Johnson Davidson County
Batch# 952315 DEEDWARR
12/16/2022 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20221216-0130235

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2022.

Carmen Coats
Notary Public

My commission expires: 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Colin James Foley Doyle, Devin Thomas Foley Doyle, Brendan Edward Foley Doyle, and Thomas Gerard Doyle	New Owner(s)	081-15-0-309.00
807 Long Hunter Court		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AJ VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLIN JAMES FOLEY DOYLE, A SINGLE MAN, DEVIN THOMAS FOLEY DOYLE, A SINGLE MAN, BRENDAN EDWARD FOLEY DOYLE, A SINGLE MAN, AND THOMAS GERARD DOYLE, A SINGLE MAN; ALL AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 34 on the Plan of Manlove Heirs Addition to Nashville of record in Plat Book 21, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 54 feet on the South side of Underwood Street and runs back between lines 177.6 on the East line and 177 10/12 feet on the West line to an alley in the rear on which it measures 54 feet.

Being the same property conveyed to Suleyman Gursoy by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20180507-0043365, Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 07, 2018.

Being the same property conveyed to AJ Ventures LLC, a Tennessee Limited Liability Company by Warranty Deed from Suleyman Gursoy, married, of record in Instrument No. 20210527-0072154, Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 27, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1725 Underwood Street, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of December, 2022.

AJ Ventures, LLC,
a Tennessee Limited Liability Company

By: _____
Alex Hollman, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alex Hollman, 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 the Authorized Agent of AJ Ventures, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 8th day of December, 2022.

_____
Notary Public

My Commission Expires: _____

JACOB A. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY
My Commission Expires 09-23-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 16, 2022 (date of document).

Affiant Signature

December 16, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023