Karen Johnson Davidson County
Batch# 957171 DEEDWARR
01/03/2023 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20230103-0000334

WARRANTY DEED

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JMJ Ventures, LLC	JMJ Ventures, LLC	034-02-0-056.00
(NAME) 1040 Pittman Dr.	(NAME) 1040 Pittman Dr.	
(ADDRESS) Gallatin, TN 37066	(ADDRESS) Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we Kathleen T. Hussey, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto JMJ Ventures, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 9 on the Plan of Shepherd Hills, Section No. 1, as shown on Plat of record in Plat Book 2331, page 46, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made.

Being the same property conveyed to Damon V. Hussey and wife, Kathleen T. Hussey by Warranty Deed from Jack Hendrixson and wife, Cindy Hendrixson, dated 02/23/1988, of record in Book 7487, Page 995, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Damon V. Hussey by Quitclaim Deed from Martha A. Hussey, dated 05/31/2007, of record in Instrument 200707260088609, Register's Office for Davidson County, Tennessee. The said Damon V. Hussey died on 12/08/2010, leaving the said Kathleen T. Hussey the sole surviving tenant by the entirety. See further reference see Affidavit of Heirship recorded in Instrument No: 20221229-0133344 and Instrument No: 20221229-0133343, Register's Office for Davidson County, TN; and see Quitclaim Deed of record in Instrument No: 20221229-0133345, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 112 Shepherd Hills Drive, Madison, TN 37115
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 30th day of December, 2022.

Kathleen T. Hussey

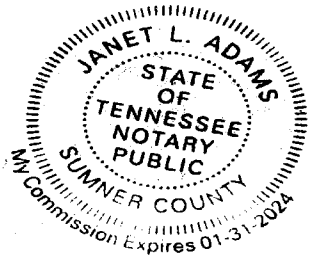
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen Hussey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of December, 2022.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075



CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 12/30/2022.

Jennifer A Hoffman
Affiant
Date: 1/3/2023

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 3rd day of January, 2023

Brenda Shelby
Notary Public

My Commission Expires: _____

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023