Karen Johnson Davidson County
Batch# 964054 DEEDWARR
01/24/2023 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230124-0005496

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE 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 $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF January, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Simply Living, LLC	New Owner	
(NAME)	(NAME)	09210010200
619 Clarkdun Ct		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(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, **JAX Properties, LLC** , a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR(S), /HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Simply Living, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land Referred to herein below is Situated in the County of Davidson, State of Tennessee, and is Described as Follows;

Lot 60, T.M. Steger's Clifton Pike Subdivision of the Barrow Place, a plan of which is of record in Book 421, Page 112, of the Register's Office for Davidson County Tennessee, to which plan Reference is hereby made for a more Particular Description of the Property. said Lot 60 fronts 40 feet on the Southerly side of West Hill Street, formerly torbett Avenue, an runs back between Parallel , Lines 125 feet to An Alley. Tract II: The West One-Half of Lot 59, T.M. Steger's Clifton Pike Subdivision of the Barrow Place, a plan of which is recorded in plan Book 421, Page 112, in the Register's Office for Davidson County, Tennessee. Said West One-Half of lot 59 fronts 20 feet on the South Side of Hill Street Known as Torbett Avenue, and runs Bank between Parallel Lines 125 feet to An Alley.

Being a portion of the same property conveyed to JAX Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from JRC Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160203-0010561 Register's Office for Davidson County, Tennessee, dated December 17, 2015 and recorded on February 03, 2016.

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 2807 Torbett St, Nashville, TN 37209
(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 24th day of January, 2023.

JAX Properties, LLC

Joey D Hargrove Sole Member

By: Joey D Hargrove, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Joey D Hargrove, 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 JAX Properties, LLCthe 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 JAX Properties, LLC by himself/herself as Sole Member.

WITNESS my hand and official seal at office this 24th day of January, 2023.

Notary Public

My Commission Expires: 1-6-25

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

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 1/24/23.

Affiant Signature

1/24/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 24 day of January, 2023

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