Karen Johnson Davidson County
Batch# 964634 DEEDWARR
01/26/2023 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20230126-0005985

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ SUMNER GD THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $540,000.00 Margaret J Samuels Pau AFFIANT SUBSCRIBED AND SWORN TO ME ON 01/25/2023. D Paulsson NOTARY PUBLIC MY COMMISSION EXPIRES 10-21-2024

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY
~~CLOSED~~ Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4585

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Dimecobros, LLC	New Owner	119-10-0-207.00
141 Thompson Lane	45 French St.	
Nashville, TN 37211	Goodlettsville TN 37072	

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,

J N J Group, LLC, a Tennessee Limited Liability Company

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

Dimecobros, LLC

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 all of Lot No. 21 on Block F and part of Lots Nos. 14 and 15 of Block F on the Plan of Woodbine Courts, Part 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers and further described according to a survey made by John Kohl, surveyor, dated June 10, 1977 as follows:

Said tract fronts 85 feet on the Southerly side of Thompson Lane and runs back between parallel lines altogether a total depth of 150 feet to a dead line, described as follows:

Beginning at a point in the southerly margin of Thompson Lane at the common corner of Lots Nos. 21 and 22; thence with the line between said lots, southwardly a distance of 137.50 feet to the northerly margin of Lot No. 14 and continuing in a straight line to an additional 12.5 feet to a point; thence in an easterly direction, paralleling the line between lots 21 and 14 and continuing with the line between Lots Nos. 21 and 15 a total distance of 85 feet; thence in a northerly direction and parallel to the line between Lots Nos. 14 and 15, a distance of 12.5 feet to the common corner of Lots Nos. 20 and 21, thence continuing in a northerly direction with the line between Lots Nos. 20 and 21, a distance of 137.5 feet to the southerly margin of Thompson Lane, thence with said margin in a westerly direction a distance of 85 feet to the point of beginning.

Being the same property conveyed to J N J Group LLC, a Tennessee Limited Liability Company by Warranty Deed from J2K Builders, LLC of record in Instrument No. 20190507-0042829, Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on May 7, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 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 141 Thompson Lane Nashville, TN 37211

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 January 25, 2023.

J N J Group, LLC, a Tennessee Limited Liability Company

By: _____
Jorge Lopez, Member

By: _____
Jose Cortez, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jorge Lopez and Jose Cortez, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of J N J Group, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this January 25, 2023.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-4585

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/25/2023 (date of document).

Jennifer Russell
Affiant Signature

1/26/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26 day of January, 2023

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

