Karen Johnson Davidson County
Batch# 964988 DEEDWARR
01/27/2023 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20230127-0006305

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $343,000.00

Affiant

Subscribed and sworn to before me this 26 day of January, 2023.

Notary Public
My commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
IKJ Real Estate LLC 9603 Romano Way Brentwood, TN 37027	Same	092-05-0-152

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Ryan Perry Lockert and Krystal Lockert, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **IKJ Real Estate LLC, a Georgia Limited Liability Company** 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:

Being Lot 2 and a portion of Lot 1, as shown on the map entitled George L. Waddey's Subdivision of Block 16 and 26, Midway, of record in Plat Book 421 Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ryan Perry Lockert and Krystal Lockert, husband and wife, by deed from Tri Dang, a married man, of record in Instrument No. 20190219-0014723, and by deed from David R. Pickens, III, Mary Pickens Anderson, John Palmer Pickens and Robert Manning Pickens, of record in Instrument No20230117-0003224 Register's Office for Davidson County, Tennessee,

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of George Waddey's Subdivision Block 16 and 26 of record in Plat Book 421 Page 55 Register's Office for Davidson County, Tennessee.

This property is improved property known as 3109 Albion Street, Nashville, TN 37209

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of January, 2023.

Ryan Perry Lockert

Krystal Lockert

STATE OF Alabama
COUNTY OF ~~WILLIAMSON~~ Jefferson - KL

On this 24th day of January, 2023, before me personally appeared Ryan Perry Lockert and Krystal Lockert, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of January, 2023.

Kassander Robinson
Notary Signature
My commission expires: 5-19-25

KASSANDER ROBINSON
Notary Public
Alabama State at Large

202301270006305

I, Sheri Engel, 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 this 24th day of January, 2023

Sheri Engel

Dated 1/26/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 26th day of January, 2023

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY