Karen Johnson Davidson County
Batch# 970539 DEEDWARR
02/14/2023 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $965.70
20230214-0010561

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9.21.2024

(AFFIX SEAL)

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

Y-SR-23-730

THIS INSTRUMENT WAS PREPARED BY
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy Palazzo	NEW OWNER	
(NAME)	(NAME)	
730 Lake Terrace Drive		**150-02-0-360.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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 consideration, the receipt of which is hereby acknowledged, **JAMES AND MEG INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY PALAZZO, UNMARRIED WOMAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 18-B on the Plan of Harbor Gate, Section 1, of record in Plat Book 6250, Page 344, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Judith L. Haggard by Warranty Deed from Hamid K. Arab of record in Book 7354, page 770, Register's Office for Davidson County, Tennessee, dated September 16, 1987 and recorded on September 17, 1987.

Judith L. Haggard having since died on or about October 12, 2022, leaving a Last Will and Testament filed in the Probate Court of Davidson County, Tennessee, Case No. 22P1981.

Being the same property conveyed to James and Meg Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from James M. Webb, Jr., a married man and Kristin Denise Webb, a single woman, by and through Attorney-In-Fact James M. Webb, Jr. of record in Instrument No. 20221222-0132043 Register's Office for Davidson County, Tennessee, dated December 20, 2022 and recorded on December 22, 2022.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 344, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6221, Page 253, Book 6366, Page 494, Book 6496, Page 436, Book 6501, Page 550, Book 6540, Page 292, Book 6597, Page 157, Book 6599, Page 984, Book 6886, Page 676 and Book 8286, Page 848, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **730 Lake Terrace Drive, Nashville, Tennessee 37217**.

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; 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), 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/our hand(s) this the 9th DAY OF FEBRUARY, 2023.

James and Meg Investments, LLC

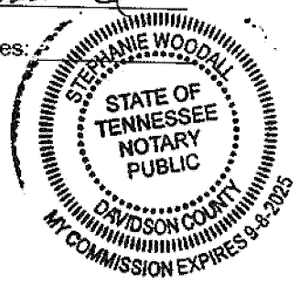
BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of JAMES AND MEG INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of February, 2023.

Stephanie Woodall
Notary Public
My Commission Expires:
(SEAL)



True Copy Certification

I, Jennifer Harris, 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 2-13-2023 (date of document).

Affiant Signature

2-13-2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of February 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY