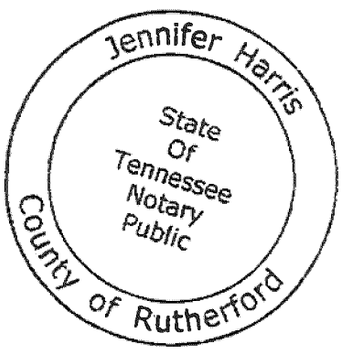
Karen Johnson Davidson County
Batch# 971399 DEEDWARR
02/16/2023 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20230216-0011167

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,075,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of February, 2023.

Notary Public

My commission expires: 9.21.2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James William Desmond	New Owner(s)	094-01-0-243.00
904 South 13th Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **SUN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES WILLIAM DESMOND, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 22 on the Plan of Mabelle Subdivision, of record in Plat Book 547, Page 139, 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 Holly Anne Yarbrough, unmarried, by Warranty Deed from Paul T. Calloway and wife, Rosemary R. Calloway, of record in Instrument No. 20000908-0089284 Register's Office for Davidson County, Tennessee, dated September 06, 2000 and recorded on September 08, 2000.

Being the same property conveyed to Robert Burnett by Quitclaim Deed from Holly Yarbrough Burnett of record in Instrument No. 20041229-0154188 Register's Office for Davidson County, Tennessee, dated December 14, 2004 and recorded on December 29, 2004.

Being the same property conveyed to Holly Yarbrough Burnett by Quitclaim Deed from Robert Burnett of record in Instrument No. 20210910-0121531 Register's Office for Davidson County, Tennessee, dated September 10, 2021 and recorded on September 10, 2021.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Holly Yarbrough Burnett of record in Instrument No. 20211119-0154150 Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on November 19, 2021.

Being the same property conveyed to Sun Valley Properties, LLC, by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 20211201-0159291 Register's Office for Davidson County, Tennessee, dated November 11, 2021 and recorded on December 01, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 904 South 13th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of February, 2023.

Sun Valley Properties, LLC, a Tennessee Limited Liability Company

By: _____
Jonathan Jones, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Jones, 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 the Member of Sun Valley Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of February, 2023.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 2.15.2023 (date of document).

Affiant Signature

2.15.2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of February, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

