Karen Johnson Davidson County
Batch# 974371 DEEDWARR
02/27/2023 10:36:50 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20230227-0013572

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR V
FOR THIS TRANSFER IS $840,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

BS-VRES-23-9

THIS INSTRUMENT WAS PREPARED BY
Rudy 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)
Fernando Martinez and Brittany Cozza	**NEW OWNER**	
(NAME)	(NAME)	**105-04-0-194.00**
9 Garden Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **EBG ENTERTAINMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND AND JAC INVESTMENT HOMES 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 **FERNANDO MARTINEZ, UNMARRIED, AND BRITTANY COZZA, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 the easterly one-half of Lot No. 51 on the Plan of Trimble's National Hill Addition, of record in Plat Book 21, Page 103, and Plat Book 21, Page 121, Register's Office for Davidson County, Tennessee.

Said part of Lot 51 fronts 25 feet on the southerly side of Garden Street and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed to James S. McHenry by Warranty Deed from Mamie Logue of record in Book 4096, Page 414, Register's Office for Davidson County, Tennessee, dated January 23, 1967 and recorded on January 25, 1967.

The said James S. McHenry having died on or about March 27, 1975.

Pursuant to Affidavit of Heirship of record a Instrument Number 20180613-0056900, Register's Office for Davidson County, Tennessee, James S. McHenry Jr. having died intestate on or about May 24, 1994, leaving Maurice B. McHenry as his heirs at law.

Pursuant to Affidavit of Heirship of record a Instrument Number 20180613-0056901, Register's Office for Davidson County, Tennessee, James S. McHenry having died intestate on or about March 27, 1975, leaving Eddie Lee McHenry, Maurice B. McHenry and James S. McHenry Jr. as his heirs at law.

Pursuant to Affidavit of Heirship of record a Instrument Number 20180613-0056902, Register's Office for Davidson County, Tennessee, Maurice B. McHenry having died intestate on or about October 9, 2001, leaving Demetra D. McHenry and Marcia McHenry as his heirs at law.

Pursuant to Affidavit of Heirship of record a Instrument Number 20180613-0056903, Register's Office for Davidson County, Tennessee, Eddie Lee McHenry having died intestate on or about July 19, 2017 leaving James McHenry Jr. and Maurice McHenry as her heirs at law.

Being a portion of the same property conveyed to Anita Vaughn by Quitclaim Deed from Demetra D. McHenry and Marcia McHenry of record in Instrument No. 20180613-0056904 Register's Office for Davidson County, Tennessee, dated June 13, 2018 and recorded on June 13, 2018.

Being the same property conveyed to EBG Entertainment, LLC, a Tennessee Limited Liability Company and JAC Investment Homes LLC, a Tennessee Limited Liability Company by Quitclaim Deed from EBG

Entertainment, LLC, a Tennesse Limited Liability Company of record in Instrument No. 20210212-0020324 Register's Office for Davidson County, Tennessee, dated February 8, 2021 and recorded on February 12, 2021.

Being the same property conveyed to EBG Entertainment, LLC, a Tennessee Limited Liability Company by Warranty Deed from Anita Vaughn, a married woman of record in Instrument No. 20210212-0020322 Register's Office for Davidson County, Tennessee, dated February 8, 2021 and recorded on February 12, 2021.

This conveyance is subject to:
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 21, Pages 103 and 121, 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: **9 Garden Street, Nashville, Tennessee 37210**.

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 23 DAY OF FEBRUARY, 2023.

EBG Entertainment, LLC

BY: _____
Everett Blaire Gilley
Sole Member

JAC Investment Homes LLC

BY: _____
James Crockett, II
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared EVERETT BLAIRE GILLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of EBG ENTERTAINMENT, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 23rd of February, 2023.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JAMES CROCKETT, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of JAC INVESTMENT HOMES LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 23rd of February, 2023.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212