Karen Johnson Davidson County
Batch# 974750 DEEDWARR
02/27/2023 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20230227-0013791

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

State of Tennessee
County of ~~Rutherford~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2023

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Megan Eleanor Grisolano	NEW OWNER	072-11-2 R 001.00 CO
(NAME)	(NAME)	
1409 A Litton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J2K Builders, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Megan Eleanor Grisolano, a married woman,** hereinafter called the GRANTEES, 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 Unit No. A on the Plan of 1409A and 1409B Litton Avenue Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of 1409A and 1409B Litton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210903-0118785 and amended in Instrument No. 20211011-0135997, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of 1409A and 1409B Litton Avenue Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20210903-0118785 and amended in Instrument No. 20211011-0135997, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being part of the same property conveyed to J2K Builders, LLC by deed of record in Instrument No. 20210603-0074868, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1409 A Litton Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hands this 23rd day of February, 2023.

Lori Holloway

J2K Builders, LLC
By: Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of J2K Builders, LLC, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 23rd day of February, 2023.

Kelsie Holloway

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024

File No.: 22748

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 February 27, 2023 (date of document).

Affiant Signature

February 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023