Karen Johnson Davidson County
Batch# 989184 DEEDWARR
04/06/2023 11 33 05 AM 2 pgs
Fees $13 00 Taxes $5,550 00

20230406-0025178

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 OF APRIL, 2023

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES March 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVE., NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
LAURILO, LLC- SEVENTEENTH SERIES	**ALLING & JILLSON C/O JAMIE WALKER**	**104-08-0-275.00**
(NAME) **413 W. BROOKFIELD AVE.**	(NAME) **P.O. BOX 3390**	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS) **LAKE TAHOE, NV 49449**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JAMES M. HANEY, JR., MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURILO, LLC- SEVENTEENTH SERIES, A NEVADA SERIES LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Being the Southerly 50 feet of the Northerly 100 feet of the Easterly part of Lot 58 in OB Hayes Plan of Large Lots, called Rokeby of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, as follows

Beginning on the Westerly margin of 17th Avenue South, formerly Addison Street, at a point being 50 feet south of the corner of Lots Nos 55 and 58; Said point being the southeast corner of the property conveyed to Laura Harris by deed from W Dale Cleaves and wife, of record in Book 772, Page 693, said Register's Office, thence with the Westerly margin of said avenue, Southwardly 50 feet, thence Westwardly 157 feet more or less to the Easterly margin of a proposed alley; thence with Harris Southerly line, Eastwardly 157 feet, more or less to the point of beginning

Being the same property conveyed to James M. Haney, Jr. by Order of Fourth Circuit Court for Davidson County, Tennessee, Docket No 97D-151, dated July 27, 1999, of record in Book 11625, Page 424, said Register's Office

****Ann Collett joins in this conveyance to convey any right, title, or interest she may have in said property by virtue of her marriage to James M. Haney, Jr.****

This conveyance is subject to matters shown on the plan of record in Book 21, page 87 any and all easements, conditions, or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee

Unimproved ( )
This is improved(X) property known as **1613 17TH AVE. SOUTH, NASHVILLE, TN 37212**
(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 our hands this 5th day of April, 2023

JAMES M. HANEY, JR.

ANN COLLETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James M. Haney, Jr. and Ann Collett, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 5th day of April, 2023

My commission expires **March 3, 2026**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON