Karen Johnson Davidson County
Batch# 999014 DEEDWARR
05/03/2023 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20230503-0032801

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
JMTN Properties, LLC 1831 12TH Avneue south #109, Nashville, TN 37203	**NEW OWNER**	118 02 0 012.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Irene Alesia Wade, an unmarried woman** and "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **JMTN PROPERTIES, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

Being the Easterly part of Lot No. 4 on the Map of Dodd & Woodard's Subdivision, as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 74 1/2 feet on the Westerly side of West Kirkwood Avenue, formerly Woodard Avenue, and runs back with the Southerly margin of Halycon Avenue 185 feet to an alley, measuring 65 feet more or less, thereon.

Being the same property conveyed to Harold Simmons and wife, Irene Simmons, by Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Mary Louise Crawford, of record in Instrument No. 20020723-0088458, in the Register's Office of Davidson County, Tennessee, dated July 18, 2002 and recorded on July 23, 2002. The said Harold Simmons died on July 02, 2005, then Irene Simmons died March 09, 2022.

Being the same property conveyed to The Simmons Family Trust, dated August 18, 2003, Harold A. Simmons and Irene M. Simmons, Co-Trustees, a Tennessee revocable living trust, by Warranty Deed from Harold A. Simmons and wife, Irene M. Simmons, of record in Instrument No. 20030822-0121937, in the Register's Office of Davidson County, Tennessee, dated August 18, 2003 and recorded on August 22, 2003.

Being the same property conveyed to Irene Alesia Wade, by Quitclaim Deed from Irene Alesia Wade, Sucessor Trustee, of the The Simmons Family Trust, dated August 18, 2003 and Amended May 26, 2005. of record in Instrument No. 20030822-0121937, in the Register's Office of Davidson County, Tennessee, dated August 18, 2003 and recorded on August 22, 2003, of record in Instrument __202305030032800____, in the Register's Office of Davidson County, Tennessee, dated _____ and recorded on _____

For Informational purposes only:
Being know as: 2801 West Kirkwood Avenue, Nashville, TN 37204
Parcel No. 118 02 0 012.00

The property described above was used for investment purposes only and has never been the residence of the Grantor.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of May, 2023.

Irene Alesia Wade _____(SEAL)
Irene Alesia Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2023, before me personally appeared Irene Alesia Wade, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of May, 2023.

M.R. Schodroski

Notary Signature
My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $725,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Anderson
(Affiant)

Sworn to and subscribed before me this
1st day of May, 2023.

M.R. Schodroski

Notary Public
My commission expires: 3/3/2026
File No. 2023-1364

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Tennessee Certification of Elctronic Document

I, Taylor Anderson, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 5/1/2023 (date of document).

Taylor Anderson

Affiant Signature

5/3/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of May, 2023.

M.R. Schodrosky

Notary's Signature

M.R. SCHODROSKY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL