Karen Johnson Davidson County
Batch# 1005231 DEEDWARR
05/19/2023 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20230519-0037599

# WARRANTY DEED

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kory O. Cavanary | Kory O. Cavanary | 09112011800 |
| (NAME) | (NAME) | |
| 2105 Osage Street | 2105 Osage Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | Nashville, TN 37208 | |
| (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, **JP Holdings, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kory O. Cavanary, an unmarried person,** 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 **Lot 66,** Block No. 55 of Plan No. 1 of West Nashville as of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said **Lot 66** fronts 25 feet on the west side of 45th Avenue North and extends back westerly between parallel lines 110 feet to an alley.

Being part of the same property conveyed to JP Holdings, LLC, a Tennessee Limited Liability Company by deed dated April 12, 2021 from Carolyn S. Spencer, unmarried of record in Instrument No. 20210413-0049194, Register's Office for Davidson County, Tennessee and further conveyed to JP Holdings, LLC, a Tennessee Limited Liability Company by deed dated April 19, 2021 of record in Instrument No. 20210421-0053024, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 609 45th Avenue North, Nashville, TN 37209
(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 18th day of May, 2023.

JP Holdings, LLC, a Tennessee Limited Liability Company

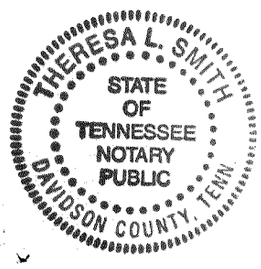
By: _____
I. Dyke Tatum, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, I. Dyke Tatum with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of JP Holdings, LLC, a Tennessee Limited Liability Company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 18th day of May, 2023.

_____
Notary Public Theresa L. Smith
My Commission Expires: 9/7/2026




File No.: 23-Cavanary-609

**True Copy Certification**

I, John W. Bishop, 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 this the 18 day of May, 2023.

Affiant Signature

Date 5/18/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025