WARRANTY DEED

Karen Johnson Davidson County
Batch# 1019837 DEEDWARR
06/28/2023 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20230628-0049051

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson (Tr)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dylan Allison	JP MORGAN CHASE BANK	054-13-0-042
(NAME)	(NAME)	
3247 Lakeshore Drive	700 KANSAS LANE	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	MONROE, LA 71203	
(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 considerations, the receipt of which is hereby acknowledged, **H J L Properties GP, a Tennessee General Partnership**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dylan Allison, an unmarried person and Jayde Jorge, an unmarried person, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), their 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 No. 7, on the plan of R.D. Stanford's Subdivision of Lot No. 16, Section 1 of the Dabbs and Elliott Tract, as shown on plat of record in Book 843, Page 79, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to H.J.L., L.P. by Warranty Deed from Orlando Vercellino and wife, Susana Vercellino, dated 02/14/2007, of record in Instrument No. 20070215-0019090, Register's Office for Davidson County, Tennessee.

The said HJL LP Merged into HJL Properties GP on 2/29/2016 per instrument no.: 20160226-0018547, Register's office for Davidson County, Tennessee.
HJP Properties GP and HJP LP are one in the same company.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3247 Lakeshore Drive, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 21st day of June, 2023.

H J L Properties, GP

By: _____
Maria M. Mauthe, General Partner

By; _____
Laurie Eakes Ford, General Partner

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maria M. Mauthe and Laurie Eakes Ford, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon their oath, acknowledged themselves to be the General Partners of H J L Properties, GP, the within named bargainer, a partnership, and that Maria M. Mauthe and Laurie Eakes Ford as such General Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Maria M. Mauthe and Laurie Eakes Ford as General Partners.

Witness my hand and Official seal this 21st day of June, 2023.

_____
Notary Public:
My Commission Expires: 10/7/23

SHERRY CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY AT LARGE

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 June 21, 2023.

Tracey Trumphour
Affiant
Date: 6-21-2023

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 21 day of June, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY