PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

2023-74

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of June, 2023.

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

(Affix Seal) Notary Publix

My Commission Expires 5-5-25

Karen Johnson Davidson County
Batch# 1020576 DEEDWARR
06/29/2023 09 17 29 AM 2 pgs
Fees. $13 00 Taxes $703 00

20230629-0049580

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To	Tax ID#:
Assurance Restoration & Roofing, Inc 607 Woodett Dr Nashville 37211	NEW OWNER	08112001800

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 consideration, the receipt of which is hereby acknowledged, I/we, **JDG Investments, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Assurance Restoration & Roofing, Inc., a Tennessee corporation**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit·

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No 217 on the plan of McGavock, Wetmore and Others First Addition to Nashville called the town of McGavock as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No 217 fronts fifty (50) feet to the Easterly side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to JDG Investments, LLC from Choice City Homes, LLC from by Warranty Deed dated May 29, 2015 and recorded June 11, 2015 in Instrument #20150611-0055248, Register's Office for Davidson County, Tennessee

This is (X) unimproved property know as 1704 10th Avenue N, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand(s) this 28th day of June, 2023,

JDG Investments, LLC
By Jamont Gordon, Sole Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Jamont Grdon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member (or other officer authorized to execute the instrument) of JDG Investments, LLC the within named bargainor, a limited liability company, and that such Sole Member or officer as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Sole Member

Witness my hand and seal this 28th day of June, 2023.

NOTARY SIGNATURE
Notary Expires: 11.26.23

JANICE G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY