Karen Johnson Davidson County
Batch# 1025866 DEEDWARR
07/13/2023 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230713-0053784

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June 2023.

Notary Public
My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Remon Jakoub	Nex Bank	135140A21700CO
1608 Clingmans Ct	2515 McKinney Ave #1700	
Antioch, TN 37013	Dallas, TX 75201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Trinity Project 2, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Remon Jakoub, A married man

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 No. 217, on the Plan of Pinnacle Point, Phase 5, of record in Plat Book 8250, Page 842, amended in Book 11114, Page 958, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Trinity Project 2, LLC, by Warranty Deed from Marquinta Deondra Chatman and James Edward Chatman, Jr., wife and husband, dated March 22, 2023, of record in Instrument No. 20230329-0022718, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 1608 Clingmans Ct, Antioch, TN 37013.

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 in 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.

_____ Date: 6-29-23
Trinity Project 2, LLC
By: J. Israel Gadson
It's: Sole Member

_____ Date: _____

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared J. Israel Gadson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are the sole member of Trinity Project 2, LLC and that he is authorized by Trinity Project 2, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 29 day of June, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 3/13/26

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 30, 2023.

J. Carlton Drumwright

June 30, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 30, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY