Karen Johnson Davidson County
Batch# 1025867 **DEEDWARR**
07/13/2023 01:16:25 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20230713-0053786

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-EXP-23-1708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2023.

Notary Public
My commission expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
JLPX2, LLC ARA Investment Group, LLC	New owner	**81-15-490**
905 Beaumont Dr.		
Madison, TN 37115		

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,

Patricia A. Smith, unmarried

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

JLPX2, LLC and ARA Investment Group, LLC

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 the westerly 33-1/3 feet of Lot No. 13 on the Plan of J.M. and T.J. Harding's addition to North Nashville, as of record in Book 21, Page 81, Register's Office for said County. Said part of Lot No. 13 fronts 33-1/3 feet on the Northerly side of Scovel Street, and runs back 150 feet to an alley, measuring 33-1/3 feet on said alley.

Being the same property conveyed to Mrs. Alfornia Moore and Michael G. Smith, and wife, Patricia A. Smith, by Quitclaim Deed from Mrs. Alfornia Moore, dated July 27, 2007, of record in Instrument No. 20070806-0093264, Register's Office for Davidson County, Tennessee. Alfornia Moore died 7/14/13 leaving Patricia A. Smith as her sole heir: reference made to Affidavit of Heirship of record in Instrument No. 20230602-0041700, Register's Office of Davidson County, Tennessee. Michael G. Smith died on 10/21/19 leaving Patricia A. Smith as the surviving tenant.

Further being the same property conveyed to Mrs. Alfornia Moore, by Quitclaim Deed from Mrs. Gretchen Fitzpatrick, dated November 7, 1973, of receord in Book 4765, Page 798, 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 1708 Scovel St, 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 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.

Patricia A. Smith Date: 7/7/23

Patricia A. Smith

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Patricia A. Smith, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July 2023, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025