THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6066-WE

Karen Johnson Davidson County
Batch# 1026875 **DEEDWARR**
07/17/2023 10 48 13 AM 2 pgs
Fees $13 00 Taxes $1,295 00

20230717-0054609

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUly, 2023

Notary Public

MY COMMISSION EXPIRES 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
Calvin Harrison	New Owner	
525 Foundry Drive		090-12-0-312.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **T&J Holdings LLC**

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

HEREINAFTER CALLED THE GRANTEE, HIs 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. 20 on the Plan of Section One, Foundry Heights, of record in Plat Book 3600, Page 16 and Surveyors Certificate of Correction recorded in Book 3703, Page 404, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to T&J Holdings LLC, a Tennessee limited liability company by Quitclaim deed from Jeff Estepp of record in Instrument No. 20230310-0017223 Register's Office for Davidson County, Tennessee, dated March 08, 2023 and recorded on March 10, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record, (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

This is improved property known as **525 Foundry Drive, Nashville, TN 37209**

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, his heirs and assigns forever, and we 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 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, his 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 our hands this the 14th day of July, 2023

T&J Holdings LLC

BY: _____
Robert Estepp, Authorized Agent

State of Tennessee)
County of Davidson)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Robert Estepp with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized agent of T&J Holdings LL, and that he as sole member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company himself as member.

Witness my hand and official seal this the 14th day of July, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE