Name and Address of New Owner:
MTJ Investments, LLC
805 Glensprings Dr
Knoxville, TN 37922

Send Tax Bills To:
MTJ Investments, LLC
805 Glensprings Dr
Knoxville, TN 37922

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-23-3478

Map & Parcel No: 092-13-0-327.00

Karen Johnson Davidson County
Batch# 1029024 DEEDWARR
07/20/2023 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20230720-0056129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert A. Policastro, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MTJ Investments, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 and the Northerly half of Lot No. 6 on the map of Westdale Subdivision, property of Nashville Improvement Company as of record in Book 547, Page 50, Register's Office of Davidson County, Tennessee.

Said Lot No. 5 and Northerly half of Lot No. 6 front together 75 feet on the Westerly side of 37th Avenue, North, formerly Pilcher Avenue, and runs back 290 feet on the Northerly line and 287.5 feet, more or less on the Southerly line to an alley, measuring 75 feet thereon.

Being the same property conveyed to Robert A. Policastro by Warranty Deed from Paul B. Aponte and wife, Rosemarie Aponte, of record in Book 9573, Page 313, Register's Office for Davidson County, Tennessee, dated January 12, 1995 and recorded on January 18, 1995.

Property commonly known as: 219 37th Avenue North, Nashville, TN 37209

This conveyance is subject to the following: 1) Property taxes for the year 2023, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of July, 2023.

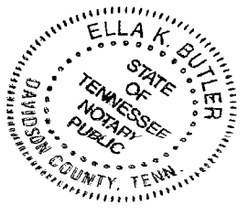
_____(SEAL)
Robert A. Policastro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of July, 2023, before me personally appeared Robert A. Policastro, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of July, 2023.

Ella K Butler
Notary Signature
My commission expires: 07/09/2024



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $520,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of July, 2023.

Notary Signature
My commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Becky A Mead, 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 July 20, 2023 (date of document).

Becky A Mead
Affiant Signature

July 20, 2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 20th day of July, 2023

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

REBEKKAH WOOLRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY