WARRANTY DEED

Karen Johnson Davidson County
Batch# 1030262 DEEDWARR
07/25/2023 10.33 59 AM 2 pgs
Fees $13 00 Taxes $1,646 50

20230725-0057217

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

G-P-23-674

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
H & Z LLC, a Tennessee Limited Liability Company	Same as new owner	
(NAME)	(NAME)	**090-12-0-049.00**
674 Westboro Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JOHN JAMES AND WIFE, KATIE JAMES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **H & Z LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Situate In Davidson County, Tennessee, and more particularly described as follows:

Being the Southerly part of Lot No. 8 on the Map of the re-subdivision of Lots 5, 6, 7, and 8 in the Subdivision of Lot 21 of the B.F Cockrill Farm as shown on plat of record in Plat Book 421, Page 21, Register's Office of Davidson County, Tennessee. Beginning at a point in the center line of James Street at the common corner of Lots 8 and 9; thence with the center line of James Street, Northerly 100 feet to a point, thence Easterly 150 feet more or less to the line between Lots 7 and 8, thence with the line between said lots, Southerly 100 feet more or less to the North line of Lot No 9, thence with line between Lots 8 and 9, Westerly 166 feet to the point of beginning

Being the same property conveyed to John James and wife, Katie James by Special Warranty deed from First Citizens National Bank of record in Instrument No 20110131-0008094 Register's Office for Davidson County, Tennessee, dated January 21, 2011 and recorded on January 31, 2011.

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 21, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **674 Westboro Dr, Nashville, Tennessee 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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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(S), 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 the 21st DAY OF JULY, 2023

John James

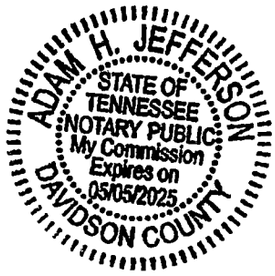
Katie James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of July, 2023.

Notary Public
My Commission Expires
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATIE JAMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 21st of July, 2023

Notary Public
My Commission Expires
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212