Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845457

Karen Johnson Davidson County
Batch# 1035760 **DEEDWARR**
08/08/2023 10 37 04 AM 2 pgs
Fees $13 00 Taxes $2,590 00

20230808-0061355

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $700,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of August, 2023.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
3J Properties, LLC. 17 Annandale Nashville, TN 37215	New Owner	Tax Parcel ID No. 105 01 0 175.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **University Heights Realty, Inc** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **3J Properties, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the West 48 feet of Lot No. 46 and the East 16 feet of Lot No. 47 on Boyds Subdivision of record in Book 21, Page 83, Register's Office for Davidson County, Tennessee.

Said parts of lots adjoin and front together 64 feet on the North side of Tremont Street and run back between lines 155 feet, more or less, on the East line and 167 feet, more or less, on the West line to a dead line in the rear on which it measures 66 feet, more or less.

Being the same property conveyed to University Heights Realty, Inc., by Warranty Deed from The Adams Family Partnership, of record in Instrument No. 20060823-0103886, in the Register's Office of Davidson County, Tennessee, dated August 23, 2006 and recorded on August 23, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boyds Subdivision, as recorded in Plat Book 21, Page(s) 83.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1300 Tremont Street Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of August, 2023.

University Heights Realty, Inc.

By: Authorized Agent
Ryan Dieck, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is an Authorized Agent in University Heights Realty, Inc., a Tennessee Corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 4th day of August, 2023.

Notary Public

