Karen Johnson Davidson County
Batch# 1041858 DEEDWARR
08/23/2023 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20230823-0065913

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC — JANI M. COHEN — COUNTY OF DAVIDSON

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Holly A
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-09-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J Jireh LLP	New Owner	
(NAME)	(NAME)	05010010800
5714 Maplesheade Ln		
(ADDRESS)	(ADDRESS)	
Dallas, TX 75252		
(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, **Raymond Sharp Loftus,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **J Jireh LLP, a Tennessee Limited Liability Partnership,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 60B on the plan of Zone Lot Division Lots 8-11, 35-37, 54-62, Section Three, Chesapeake Homes of record in Book 5200, Page 770, Register's Office for said County.

Said Lot No. 60B fronts 31.00 feet on the easterly margin of Chesapeake Circle and extends back 135.69 feet on the southerly line and 129.66 feet on the northerly line to a dead line in the rear, measuring 50.50 feet thereon.

Being the same property conveyed to Raymond Sharp Loftus, unmarried, by virtue of that certain Warranty Deed dated February 7, 2020, and being of record at Instrument No. 20200212-0016260 in the Register's Office of Davidson County, Tennessee. Grantor warrants that this property has not been used as his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3311 Chesapeake Circle Nashville, TN 37207
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my hand this 25th 21st day of August, 2023.

Raymond Sharp Loftus

STATE OF TEXAS
COUNTY OF Comal

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Raymond Sharp Loftus**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th 21st day of August, 2023.

Vanessa Mitchell
Notary Public

My Commission Expires: 5/15/27

VANESSA MITCHELL
NOTARY PUBLIC
STATE OF TEXAS
ID 13003817-2
EXP. 05-15-2027

Certificate of Authenticity

I, Holly A Mason, 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 8/21/23.

Affiant Signature

8/21/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 21 day of August, 2023.

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25

