WARRANTY DEED

Karen Johnson Davidson County
Batch# 1043051 DEEDWARR
08/28/2023 08.20.59 AM 2 pgs
Fees $13 00 Taxes $1,443 00

20230828-0066809

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc , 3326 Aspen Grove Dr., Ste 400, Franklin, TN 37067

File No . 23-CD-265

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
TSJ Investments	TSJ Investments	07506012400
(NAME) 813 Weatherby Dr	(NAME) 813 Weatherby Dr	
(ADDRESS) Clarksville, TN 37043	(ADDRESS) Clarksville, TN 37043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety Thousand And No/100 Dollars ($390,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, VIRTUE PRIVATE CLIENT, LLC, AS TRUSTEE OF SOUTHBOUND TRUST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TSJ INVESTMENTS, INC , A TENNESSEE CORPORATION, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 21 on the Plan of Section 5, Hermitage Estates, as of record in Plat Book 4175, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Virtue Private Client, LLC as Trustee of Southbound Trust by Quitclaim Deed from Andy Maloney, Trustee of The Barton Trust dated August 22, 2014, deed dated August 8, 2023, recorded August 9, 2023, of record in Instrument No. 20230809-0061714, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Andy Maloney, Trustee of the Barton Trust, by Successor Trustee's Deed from Robert S. Coleman, Jr. as Successor Trustee, dated November 25, 2015, recorded

December 29, 2015 of record in Instrument No. 201512290130636, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 325 Monaco Drive, Hermitage, TN 37076
(House No) (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

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 14th day of August, 2023

Southbound Trust

By: Virtue Private Client, LLC
Trustee

BY: _____
Todd Jackson
Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared Todd Jackson, Manager of Virtue Private Client, LLC, as Trustee of Southbound Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Virtue Private Client, LLC, as trustee of Southbound Trust, the within named bargainor, a Trust and that he as such Manager of the Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trustee by himself as Manager

Witness my hand, at office, this 14 day of August 2023

_____
Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp June, 17, 2026
COUNTY OF WILLIAMSON