Karen Johnson Davidson County
Batch# 1047490 DEEDWARR
09/07/2023 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20230907-0070379

WARRANTY DEED KRISTIAN BOOTH TENNESSEE NOTARY PUBLIC My Comm Exp. September 02, 2024 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/30/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 9-2-24

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3963

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Adam & Jacobson Investments, LLC	**NEW OWNER**	060-16-0-325.00
940 Maxwell Ave		
Nashville, TN 37206		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Breiun Evans, sole heir-at-law of Brenda Turner

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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. 5 on the Plan of Meadow Valley Estates of record in Plat Book 8250, Page 617, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brenda Turner by Warranty deed from John Denton of record in Instrument No. 20040726-0088967 Register's Office for Davidson County, Tennessee, dated June 30, 2004 and recorded on July 26, 2004.

Brenda Turner, having died intestate on March 25, 2022, her interest in said property vesting in her heir at law, Breiun Evans. See affidavist of heirship of record in Instrument Nos 202309070070377 and 202309070070378, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Breiun Evans by Strawman Quitclaim Deed of record in Instrument No 20230828-0066964, Register's Office for Davidson County, Tennessee.

The above described property never having been the primary residence of the Grantor or the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2732 Bullock Avenue Nashville, TN 37206

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on August 30, 2023.

Breiun J Evans
Breiun Evans

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, a Notary Public of said County and State, Breiun Evans, the within named grantor(s), ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 30, 2023.

Daniel L Stephens
Notary Public

My Commission Expires: 6/2/25



File #: 2023-3963
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 30, 2023 (date of document).

Affiant Signature

September 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of September, 2023

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023