THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6469-WE

HILLARY MONROE SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-02-2024

Karen Johnson Davidson County
Batch# 1048741 DEEDWARR
09/12/2023 09 33 31 AM 2 pgs
Fees $13 00 Taxes $4,440 00

20230912-0071409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,200,000 00

Stacy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF September, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Tayjack , LLC.	**New Owner**	
625 B Hart Lane		061-13-0-001.00
Nashville, TN 37216		
(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, **J AND D ENTERPRISES, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tayjack , LLC., a Tennessee limited liability company**

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(s) 246, as shown on the map entitled Maplewood Heights Subdivision, of record in Book 547, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to J AND D ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from AMSOUTH BANK, of record in Instrument No. 20050912-0109088, dated September 8, 2005, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD in Book 4937, Page 107, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE. LIMITED LIABILITY COMPANY, by deed from AMSOUTH BANK, of record in Instrument No. 20050912-0109088, dated September 8, 2005, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD in Book 4937, Page 107, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESS

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

This is __ unimproved _x_ improved property known as **625 A & B Hart Lane, Nashville, TN 37216**

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 our hands this the 11 day of September, 2023.

J AND D ENTERPRISES, LLC, a Tennessee limited liability company

BY: Deborah M. Bowles
Deborah Mae Bowles

BY: Jennifer Manna Brinkman
Jennifer Manna Brinkman

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Deborah Mae Bowles and Jennifer Manna Brinkman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledge to be Authorized Members of J and D Enterprises, LLC to be the within named bargainor ,a Tennessee limbited liability company, a acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 11 day of September, 2023

My Commission expires _____

HILLARY MONROE SMITH · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 09-02-2024

_____
Notary Public