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

CRT File No. 230845725

Karen Johnson Davidson County
Batch# 1050268 DEEDWARR
09/15/2023 10 13 35 AM 2 pgs
Fees $13.00 Taxes $4,193 21
20230915-0072410

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,133,300 00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2023.

Notary Public
My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeff D. Fudge PO Box 1216 Destin, FL 32540	New Owner	Tax Parcel ID No. 145 03 0 028.00

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, **J. L. Holloway, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeff D. Fudge, married**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows·

Land in Davidson County, State of Tennessee, being Lot No. 4, in Harpeth Acres Subdivision, Section Six as of record in Book 2331, Page 85, Register's Office for said County

Said Lot No. 4 fronts 157.81 feet on the South side of Tyne Boulevard, and runs back between lines, 447 4 feet on the East side and 381.5 feet on the West side to a deed line in the rear, measuring 91.3 feet thereon.

Being the same property conveyed to J. L Holloway, LLC, a Mississippi limited liability company, by Warranty Deed from Deborah Lunn Hatch, (2/3) interest and Rodney H. Lunn, (1/3) interest, as tenants in common, of record in Instrument No. 20220210-0015508, Register's Office for Davidson County, Tennessee, dated February 9, 2022 and recorded on February 10, 2022.

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

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 Harpeth Acres Subdivision, Section Six, as recorded in Plat Book 2331, Page(s) 85.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2303, Page 107.

This is improved property located at 1311 Tyne Blvd Nashville TN 37215

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 14th day of September, 2023

J L. Holloway, LLC

Manager

By: Greg Merriman, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Greg Merriman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of J. L. Holloway, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 14th day of September, 2023.

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public

My Commission Expires: _____