WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051767 DEEDWARR
09/19/2023 01:15:00 PM 2 pgs
Fees: $13.00 Taxes: $1,150.70

20230919-0073619

Y-JD-23-2105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Haroun Soltan	**New Owner**	
(NAME)	(NAME)	**081-07-0-046.00**
2105 14th Ave. N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JDUCK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAROUN SOLTAN, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, more particularly described as follows:

Tract No. 1:

Being the northerly 48 feet of Lot No. 36 on the plan of the Subdivision of Lots Nos. 21 and 30 in Owens' Buena Vista Plan of Lots as of record in Book 57, page 26, Register's Office for said County.

Said part of said lot fronts 48 feet on the westerly side of 14th Avenue North and runs back between parallel lines 148 feet to an alley.

Tract No. 2:

Land in Davidson County, Tennessee, being part of Lots Nos. 36 and 37 on the plan of the subdivision of Lots Nos. 21 and 30 in Owens' Buena Vista Plan of Lots, as of record in Book 57, page 26 of the Register's Office for said County.

Said Parts of lots adjoin and are described as follows: Beginning on the westerly margin 14th Avenue North at a point 92 feet North from the North margin of Cass Street; thence with the said westerly margin of 14th Avenue North, and northerly 10 feet to the southerly line of the lot purchased by the said John Bernard Van Dolen and wife, Fannie Elliott, Van Dolen from Tom Resha and wife, Louise Jones Resha, by deed of record in Book 1312, page 342, said Register's Office; thence with said southerly line of said lot and westerly 142 feet to an alley and a point; thence from said point and alley and easterly 148 feet to a place of beginning, the property being conveyed by this deed is a strip of land in the shape of a Letter V, the 22nd letter of the English Alphabet.

Being the same property conveyed to Thelma Tate Harris by Warranty deed from John Bernard Van Dolen and wife, Fannie Elliott Van Dolen of record in Book 2085, page 214, Register's Office for Davidson County, Tennessee, dated June 12, 1952 and recorded on June 13, 1952.

Thelma Tate Harris died on or about February 2, 1993, and her interest in the subject property having vested in Sarah D. Owens, Penny C. Harris, Ella L. Turner, Randle M. Harris, Johnny T. Harris and John Morgan Harris as her heirs at law.

Being the same property conveyed to Sarah D. Owens and Penny C. Harris by Quitclaim deed from Ella L. Turner, Randle M. Harris and wife Mattie, Johnny T. Harris and John Morgan Harris of record in Book 9311, page 343, Register's Office for Davidson County, Tennessee, dated April 08, 1994 and recorded on April 13, 1994.

See Affidavits of Heirship, for Thelma Tate Harris, being recorded simultaneously herewith in Instrument Numbers 20230919-0073613 and 20230919-0073614, Register's Office for Davidson County, Tennessee.

Subsequently Penny C. Harris died on January 26, 2018 and her interest in the subject property having vested in Destinee Harris as her sole heir at law.

See Affidavits of Heirship, for Penny C. Harris, being recorded simultaneously herewith in Instrument Numbers 20230919-0073615 and 20230919-0073616, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah Dee Owens by Quitclaim Deed from Destinee Harris, of record in Instrument Number 20230919-0073617, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JDuck, LLC, a Tennessee Limited Liability Company by Warranty Deed from Sarah Owens, Single, of record in Instrument Number 20230919-0073618, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2105 14th Ave. N., Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF SEPTEMBER, 2023.

JDuck, LLC

BY: _____
Joshua Duckworth
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA DUCKWORTH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of JDUCK, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of September, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212