#16984

Return To.
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Member
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
HJC Holdings LLC, A Tennessee limited liability company	NEW Owner	09210024800
(NAME)	(NAME)	
1106 Jackson St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1054040 **DEEDWARR**
09/26/2023 11 40 30 AM 2 pgs
Fees $13 00 Taxes $925 00

20230926-0075491

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Courtney Myers and Courtney Myers as Executor and Trustee of The Estate of Joan Angela Armstrong a.k.a Joan A. Armstrong**
, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **HJC Holdings 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 No. 14 of Block "C" on the Map of Pilcher's resubdivision of part of the Barrow Lands, of record in Book 57, page 91, Register's Office for said County.

Said Lot No 14 fronts 50 feet on the north side of Short Street and runs back between parallel lines 170 feet to an alley

Being the same property conveyed to Joan A Armstrong by deed from Joan A Armstrong, individually and as Executrix of the Estate of Mary Agnes Saunders Armstrong, a/k/a Mary Agnes Armstrong, of record in Instrument Number 20201211-0145917 Joan A Armstrong a/k/a Joan Angela Armstrong having since died and the Last Will and Testament of Joan Angela Armstrong, deceased, being administrated under Probate File 23P615, Probate Court Clerk's Office for Davidson County, Tennessee Said Last Will and Testament of Joan Angela Armstrong, deceased, additionally recorded in Instrument Number 20230601-0041389 im the Register of Deeds Office for Davidson County, Tennessee, as a muniment of title Joan A Armstrong being one and the same as Joan Angela Armstrong Courtney Myers was appointed executor of the estate and Trustee of a testamentary trust to handle subject property Also, reference Quit Claim Deed in Instrument No. 20230921-0074218, said Register's Office

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 2714 Delaware Ave., Nashville, TN 37209
(House Number) (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

Witness my/our hands this 22nd day of September, 2023

Courtney Myers

Courtney Myers

The Estate of Joan Angela Armstrong

Courtney Myers Executor

By Courtney Myers, Executor

The Estate of Joan Angela Armstrong

Courtney Myers Trustee

By Courtney Myers, Trustee

State of Tennessee
County of Davidson

On this 22nd day of September, 2023, before me, personally appeared Courtney L Myers as Executor and Trustee of The Estate of Joan Angela Armstrong to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be her act and deed

WITNESS my hand and seal this 22 day of September, 2023

Notary Public
My Commission Expires 11-17-2024

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Courtney L Myers with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained

WITNESS my hand and seal this 22nd day of September, 2023

Notary Public
Commission Expires
11-17-2024

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024