WARRANTY DEED ANDREW BARRINGTON NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20214044915 MY COMMISSION EXPIRES NOV 15, 2025 W-IJ-23-2327	STATE OF ~~TENNESSEE~~ Colorado COUNTY OF ~~DAVIDSON~~ Douglas THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $227,000 00 Judith M Alexander Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF SEPTEMBER 2023 Notary Public MY COMMISSION EXPIRES 11-15-2025 (AFFIX SEAL)

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)
Judith M. Alexander	**New Owner**	
(NAME) **2327 Iloilo St**	(NAME)	**070-04-0-149 00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **I. J. HOLDING, 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 **JUDITH M ALEXANDER, SINGLE,** 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 being Lot No 40 on the Map of Dewey Heights Addition, Haynies Subdivision of record in Plat Book 161, Page 94 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property

Being the same property conveyed to I J Holding, LLC, a Tennessee limited liability company by Warranty deed from Tereso Arteaga Hernandez by Angela Rojas Figueroa, Attorney-in-Fact by virtue of Power of Attorney recorded in Instrument No 20221108-0120028, Register's Office for Davidson County, Tennessee, and Angela Rojas-Figueroa, husband and wife, said Warranty deed of record in Instrument No 20221221-0131769 in the said Register's Office, dated November 14, 2022 and recorded on December 21, 2022

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 161, Page 94, 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 **2327 Iloilo St, Nashville, Tennessee 37207**

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

Karen Johnson Davidson County
Batch# 1054814 **DEEDWARR**
09/27/2023 02:39 27 PM 2 pgs
Fees $13 00 Taxes $839 90

20230927-0075947

Witness my/our hand(s) this the 19th DAY OF SEPTEMBER, 2023

I J Holding, LLC

BY _____
Imad Jadalla
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IMAD JADALLA, 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 AUTHORIZED MEMBER of I J HOLDING, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 19th of September, 2023

_____
Notary Public
My Commission Expires 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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