Karen Johnson Davidson County
Batch# 1057360 DEEDWARR
10/04/2023 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20231004-0078025

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $610,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this the 29th day of September, 2023. Brooke Hicks Notary Public My commission expires: 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John L. Ambrose	New Owner(s)	082-12-0-136.00
1124 Granny White Court		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN L. AMBROSE, III**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the northerly 40 feet of Lot No. 99, on the Plan of Map of Neil S. Brown's Addition to East Nashville, of record in Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Austin Wood, Jr. and wife, Nancy Wood by Warranty Deed from Emma J. Thomas Buchanan, married of record in Book 10362, page 227, Register's Office for Davidson County, Tennessee, dated February 24, 1997 and recorded on February 27, 1997.

Nancy W. O. Wood died May 14, 2007, leaving Austin Wood, Jr. as the surviving tenant by the entirety.

Austin Wood, Jr. died intestate August 22, 2018.

Being the same property conveyed to Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Valencia Marita Wood, individually, and as Heir of the Estate of Austin Wood, Jr. of record in Instrument No. 20231003-0077754 Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on Oct. 3, 2023.

Affidavit(s) of Heirship state that Austin Wood, Jr. was survived by his only child, Valencia Marita Wood, recorded in Instrument No. 20200302-0022991 and Instrument No. 20200302-0022992, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 105 North 9th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of September, 2023.

Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company

By: _____
Gabriel Ishi Jacobson von Meier, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gabriel Ishi Jacobson von Meier, 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 Authorized Member of Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of September, 2023.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Mollis do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 29, 2023 (date of document).

Affiant Signature

October 4, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 4th day of October, 2023

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023