WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062961 **DEEDWARR**
10/19/2023 01 23 08 PM 2 pgs
Fees $13 00 Taxes $4,467 65

20231019-0082095

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 01-08-2024

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,207,473.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of October, 2023.

(Affix Seal) Notary Public
My Commission Expires·

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # C-MOM-23-1042B

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To	Tax ID#·
Elizabeth A Schuler 1042 B Scovel Street Nashville, TN 37208	NEW OWNER	081 16-2E-002.00 CO

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/we, **JDG Investments, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Elizabeth A. Schuler, a married woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit.

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1042 Scovel Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20201214-0146596 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to JDG Investments, LLC by Warranty Deed from Choice City Homes, LLC dated May 29, 2015 and recorded on June 11, 2015 in Instrument No. 20150611-0055247, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1042 B Scovel Street, Nashville, TN 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 13th day of October, 2023

JDG Investments, LLC, By Jamont Gordon, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Jamont Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of JDG Investments, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the JDG Investments, LLC, as Managing Member

Witness my hand and seal this 13th day of October, 2023.

NOTARY SIGNATURE
Notary Expires: 7-6-2027

