RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064882 DEEDWARR
10/26/2023 10:30:09 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20231026-0083809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/2/2026

(AFFIX SEAL)

CHRISTIANA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Goch Ruun and Smanthia Jones	Rocket Mortgage	
(NAME)	(NAME)	071-16-0-053.00
707 Douglus Avenue	1050 Woodard Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GOCH RUUN AND SMANTHIA JONES, MARRIED TO EACH OTHER,** 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. 1 on the Plan of A. B. Spain's Subdivision of the Lischey Garden of record in Plat Book 161, Page 116, 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 the same property conveyed to TaylorMade Contracting, LLC by Warranty Deed from Brandon Adams, Successor Trustee of the 707 Douglas Avenue Trust of record in Instrument No. 20211124-0156047 Register's Office for Davidson County, Tennessee, dated November 16, 2021, and corrected by Scrivener's Affidavit recorded on June 30, 2022 of record in Instrument 20220630-0076062.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 707 Douglus Avenue, Nashville, TN 37207
(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 hand this 24th day of October, 2023

TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

PHILLIP TAYLOR, SOLE MEMBER

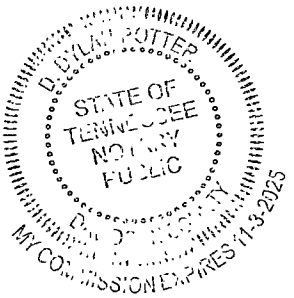
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Phillip Taylor,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Sole Member** of **TaylorMade Contracting, LLC** the within named bargainor, a limited liability company, and that he/she as **Sole Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Sole Member** of **TaylorMade Contracting, LLC**.

Witness my hand and official seal this 24th day of October, 2023.

Commission expires:



_____

Notary Public