WARRANTY DEED

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Y-JD-23-2308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 1070045 **DEEDWARR**
11/09/2023 02:24:14 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20231109-0087727

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
JDuck, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**072-16-0-299.00**
608 Ries Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **MICHAEL A. TANNER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JDUCK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 1 on the Map of Corder Heights, as of record in Book 1835, page 77, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Easterly margin of Corder Drive at the common corner of Lots 1 and 2; thence with the margin of said Drive, Northerly 25 feet to a concrete monument, and continuing with the same Northerly 81.22 feet to a concrete monument at the beginning of a curve; thence around said curve, Northeasterly 30.54 feet to a concrete monument in the Southerly margin of Sheridan Drive; thence with the margin of said Drive, Easterly 105.48 feet to a concrete monument; thence South 3 degrees 04 minutes West 132 feet to the common Easterly corner of Lots 1 and 2; thence with the line between said lots Easterly 160.4 feet to the beginning.

Being the same property conveyed to Charles Lee Tanner, Sr. and wife, Hazel Tanner by Warranty deed from John W. Hood, Jr. and wife, Joye J. Hood of record in Book 2270, page 223, Register's Office for Davidson County, Tennessee, dated April 23, 1952 and recorded on March 08, 1954.

The said Hazel Turner is deceased, having died on February 11, 1953.

Being a portion of the same property conveyed to Charles Lee Tanner by Divorce Decree deed from Virginia Leola Wallace Tanner of record in Book 7096, page 374 Register's Office for Davidson County , Tennessee, dated July 06, 1976 and recorded on January 05, 1987.

Being the same property conveyed to Michael A. Tanner by Quitclaim deed from Charles Lee Tanner, Sr., subject to a life estate of said Charles Lee Tanner, Sr., of record in Instrument No. 20010605-0057966 Register's Office for Davidson County, Tennessee, dated May 29, 2001 and recorded on June 05, 2001.

Being the same property conveyed to Michael A. Tanner by Quitclaim deed from Charles Lee Tanner of record in Instrument No. 20011112-0123931 Register's Office for Davidson County, Tennessee, dated October 25, 2001 and recorded on November 12, 2001, thereby extinguishing his life estate in said property.

This conveyance is subject to:
- Taxes for the year 2023, a lien paid in full at closing.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 77, 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: **2308 Sheridan Rd., Nashville, Tennessee 37206**.

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.

Witness my/our hand(s) this the 8th DAY OF NOVEMBER, 2023.

Michael A. Tanner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL A. TANNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



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