Warranty Deed

Karen Johnson Davidson County Batch# 1074004 DEEDWARR 11/21/2023 11:13:30 AM 3 pgs Fees: $18.00 Taxes: $1,831.50 20231121-0090560	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $495,000.00. Affiant Subscribed and sworn to before me, this the 17th day of November, 2023. Notary Public My commission expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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:
Luke Gemberling	New Owners	083-07-0-043.00
817 Powers Ave.		
Nashville, TN 37206		

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 **LUKE GEMBERLING, A SINGLE MAN**, 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 a portion of Lots Nos. 9 and 10 on the map of the subdivision of Robert E. Power's Lands as of record in Book 421, Page 56, Register's Office for said County, and more fully described as follows:

Beginning at the Southeast corner of Lot No. 9 located on the Westerly margin of Powers Avenue; running Northerly along the Westerly margin of Powers Avenue a distance of 58 feet to a point; thence Westerly at right angles a distance of 80 feet to a point; thence Southerly at right angle 58 feet to the Southerly margin of lot no. 9; thence Easterly along the Southerly margin of Lot no. 9 at right angles 80 feet to the point of beginning.

Being the same property conveyed to Mary Susan Pryor, an unmarried woman by Warranty deed from Betty J. Etheridge, an unmarried woman of record in Instrument No. 20050503-0049077 Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on May 03, 2005.

Being the same property conveyed to Adam & Jacobson Investments, LLC, a Tennessee limited liability company by Warranty deed from Mary Susan Pryor, an unmarried woman of record in Instrument No. 20230518-0037252 Register's Office for Davidson County, Tennessee, dated May 15, 2023 and recorded on May 18, 2023.

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 817 Powers Avenue, 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 16th day of November, 2023.

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

By: _____
Morgan Adam Less, 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 Morgan Adam Less, 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 16th day of November, 2023.

_____
Notary Public

My Commission Expires: 3.3.25

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

Certificate of Authenticity

I, Joshua A. Terry, 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 11/16/2023.

Affiant Signature – Joshua A. Terry

11/20/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/20/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27