WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 03.16.26

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

G-SR-23-1250

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Isaac Weber and Kathryn-Rose Weber	**Bay Equity LLC**	
(NAME)	(NAME)	
1250 Sioux Terrace	**2300 Clayton Road**	**052-08-0-060.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Concord, CA 94520**	
(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, **JAMES AND MEG INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISAAC WEBER AND KATHRYN-ROSE WEBER, HUSBAND AND WIFE,** 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. 61 on the Plan of Plan of Section 2, Sequoia Valley of record in Plat Book 3700, Page 114, 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 James and Meg Investments, LLC, a limited liability company, by Warranty Deed from Antoine D. Smith, Sr., Brian I. Smith, Sr., Kenneth P. Lowery, Jr., and Lakeia N. Lowery, Heirs at law of Sheila D. Smith Lowery, dated July 3, 2023 and recorded July 10, 2023 in Instrument N. 20230710-0052688, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sheila Smith-Lowery by Quitclaim Deed from Kenneth Phillip Lowery of record in Instrument No. 20141121-0107498 Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on November 21, 2014. Sheila Smith-Lowery died January 3, 2023, her estate being administrated through Davidson County Probate Court, Docket No. 23P759.
Affidavit of Heirship recorded July 10, 2023 in Instrument No. 20230710-0052687, Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Sheila D. Lowery, a single woman by Warranty deed from Don L. Reed and Lorena D. Reed, husband and wife of record in Instrument No. 20000413-0037178 Register's Office for Davidson County, Tennessee, dated March 30, 2000 and recorded on April 13, 2000.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 114, amended in Book 4735, page 159, Instrument No. 20211013-0137461 and Instrument No. 20220126-0009319, Register's Office for Davidson County, Tennessee.
- County taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Restrictions of record in Book 4047, Page 877, in the 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: **1250 Sioux Terrace, Madison, Tennessee 37115**.

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.

Karen Johnson Davidson County
Batch# 1078315 DEEDWARR
12/05/2023 10:16:48 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20231205-0093776

Witness my/our hand(s) this the 1st DAY OF DECEMBER, 2023.

James and Meg Investments, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of JAMES AND MEG INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of December, 2023.

_____
Notary Public
My Commission Expires: 1-4-27
(SEAL)



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