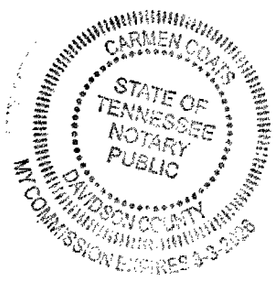
Karen Johnson Davidson County
Batch# 1085121 DEEDWARR
12/22/2023 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $111.00
20231222-0098862

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $30,000.00. Affiant Subscribed and sworn to before me, this the 18th day of December, 2023. Notary Public My commission expires:

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:
Adam & Jacobson Investments, LLC	New Owner(s)	071-03-0-164.00
940 Maxwell Avenue		
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, **THOMAS E. BAYES, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 2 on the Resubdivision of Lot 169 and East 90' of Lot 170, of J. B. Haynie's Oriental Plan of Lots of record in Book 8250, Page 439, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas E. Bayes and Natalie Cain-Bayes by Warranty deed from Terrell Starks of record in Instrument No. 20130619-0063007 Register's Office for Davidson County, Tennessee, dated June 13, 2013 and recorded on June 19, 2013.

Being the same property conveyed to Thomas E. Bayes, unmarried by Quitclaim deed from Natalie Cain-Bayes nka Natalie Cain, unmarried of record in Instrument No. 20220323-0033428 Register's Office for Davidson County, Tennessee, dated March 08, 2022 and recorded on March 23, 2022.

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 131 Kingston Street, Nashville, TN 37207, 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 18th day of December, 2023.

Thomas E. Bayes

STATE OF FLORIDA
COUNTY OF Alachua

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

Witness my hand and seal this 18th day of December, 2023.

Notary Public

My Commission Expires: 11-13-2026

Notary Public State of Florida
Reynolds Jackson Jr.
My Commission HH 314635
Expires 11/13/2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 18, 2023** (date of document).

Affiant Signature

December 22, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25