WARRANTY DEED

Karen Johnson Davidson County
Batch# 1090892 DEEDWARR
01/11/2024 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20240111-0002560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$270,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF January, 2024

Notary Public

MY COMMISSION EXPIRES: 10-4-27

(AFFIX SEAL)

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
jasmine investments, llc	jasmine investments llc	081-03-0-098.00
(Name)	(Name)	
2133 15th Ave N	116 Autumn Oaks Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CTINC LLC** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **jasmine investments llc** HEREINAFTER CALLED THE GRANTEE(S), 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 part of Lot No. 31 of Owens Buena Vista Plan, as of record in Plat Book 15, Pages 10 and 11, Register's Office for said County, known as Lot 3 on the unrecorded map of a Re-Subdivision of the northeast part of said lot, and described as follows:

Beginning at a point on the westerlymargin of 15th Avenue North, 110 feet south of the south margin of McKinney Street, formerly Spring street; thence westerly 144 feet more or less to a point in the east line of the land formerly owned by Walter Brown; thence with what was Brown's east line, southerly 50 feet more or less to a point, the northeast corner of the property conveyed to Porter Hyde and wife by *deed* of record in Book 2029, page 567, said Register's Office; thence with Hyde's north line, easterly 144 feet more or less to the westerlymargin of 15th Avenue North, and thence with the margin of said Avenue, northerly 50 feet to the beginning.

Being the same property conveyed to CTINC, LLC, by deed from AUGUSTUS L. CHURCH, of record in Instrument No. 20210810-0107530, dated July 2, 2021, as corrected in quitclaim deed of record in Instument No. 20220525-0060774, dated May 23, 2022, said Register's Office.

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.

Executed by my hand this the 4th of January, 2024.

CTINC, LLC

BY: Dequandrell Rose
DEQUANDRELL ROSE

AS IT'S Sole member

STATE OF Tennessee

County OF Davidson

Before Me, Andre Johnson, a Notary Public for the above State and County, do hereby certify that Dequandrell Rose as _____ of CTINC, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument as said Sole Member.

Witness my hand and official seal, this the 4th of January, 2024.

Notary Public

My Commission Expires: 05-05-2025

(SEAL)

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 01/4/2024

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 01/08/2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 1/8/24

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

