WARRANTY DEED

Karen Johnson
Batch # 1093873
01/25/2024 08:40:01 AM
Fees: $13.00 Taxes: $1,221.00

Davidson County
DEEDWARR
2 pgs

20240125-0004921

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

W-BF-23-2421

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)
JD Unlimited Properties LLC	**NEW OWNER**	
(NAME)	(NAME)	**072-13-0-168.00**
2353 Lombard Street Unit 303		
(ADDRESS)	(ADDRESS)	
San Francisco, CA 94123		
(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, **JACK H. FRIEDMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JD UNLIMITED PROPERTIES 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. 235 on the Plan of Revision of Part of Trevecca Subdivision of record in Plat Book 421, Page 169, in the Register's Office for Davidson County, Tennessee.

Said Lot 235 fronts 50 feet on the westerly side of Emmett Avenue, beginning at a point the southeast corner of Lot 234 and running South along Emmett Avenue 50 feet to a point, the northeast corner of Lot 236, thence westerly 150 feet to an alley, thence in a northerly direction 50 feet along said alley to a point the southwest corner of Lot 234, thence in an easterly direction 150 feet to a point of beginning.

Being the same property conveyed to Jack H. Friedman by Warranty Deed from Samuel Silva and Dwania Silva, husband and wife of record in Instrument No. 20001101-0108293 Register's Office for Davidson County, Tennessee, dated October 27, 2000 and recorded on November 1, 2000.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 421, Page 169, 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: **2421 Emmett Ave, 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 19th DAY OF JANUARY, 2024.

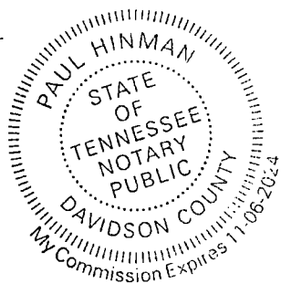
Jack H. Friedman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK H. FRIEDMAN, 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 19th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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