Karen Johnson Davidson County
Batch# 1104251 DEEDWARR
02/23/2024 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240223-0012576

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamarique Jamanda Wynn	NEW OWNER	
(NAME) 2407 SCOVEL ST.	(NAME) 2407 SCOVEL ST.	092-02-0-290.00
(ADDRESS) NASHVILLE, TN 37208	(ADDRESS) NASHVILLE, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **TJRT AllPros LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jamarique Jamanda Wynn** , HEREINAFTER CALLED THE GRANTEE, HIS/HER 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. 38 on the Plan of Bransford Realty Company's Subdivision of Holman and Clark's Subdivision of certain lots in the Boyd McNairy Tract, as of record in Book 421, Page 90, Register's Office for said county.

Said Lot No. 38 fronts 40 feet on the Southerly side of Scovel, formerly Madison, Street and extends back between parallel lines 143 to an alley.

Being the same property conveyed to TJRT Allpros LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20230802-0059651 Register's Office for Davidson County, Tennessee, dated July 31, 2023 and recorded on August 02, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved ~~unimproved~~ x property, known as 2407 Scovel St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 22nd day of February, 2024.

TJRT AllPros LLC, a Tennessee Limited Liability Company

By: Ruanda Lee Quay, Managing Member

Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Ruanda Lee Quay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of TJRT AllPros, LLC, a Tennessee Limited Liability Company, the within named bargainer, and that he/she as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Managing Member of TJRT AllPros, LLC.

WITNESS my hand and official seal at office this 22nd day of February, 2024.

Notary Public

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 February 22, 2024.

Affiant Signature

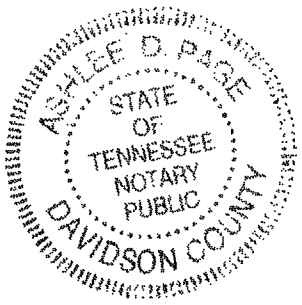
2/22/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of February, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026