Karen Johnson
Batch # 1108949
03/08/2024 10:39:23 AM
Fees: $13.00 Taxes: $2,312.50

Davidson County
DEEDWARR
2 pgs

20240308-0016241

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $625,000.00

Affiant

Subscribed and sworn to before me, this 4th day of March, 2024.

Notary Public
My commission expires:

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-24-1606

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Joseph B Damon **Jennifer E Damon**	Same as New Owner	**08111014600**
1606 22nd Ave N		
Nashville, TN 37208		

FOR AND IN 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 ACKNOWLEDGE, WE,

FTN Investments, LLC and 1st Choice Partners, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph B. Damon and Jennifer E. Damon, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 the Southerly 10 feet of Lot No. 60 and the Northerly 39.5 feet of Lot No. 61, Map of SA Champion's Subdivision, of record in Book 161, Page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Said parts of lots front together 49.5 feet on the Easterly side of 22nd Avenue North, formerly Champion Avenue , and run back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to FTN Investments, LLC, a Tennessee limited liability company, and 1st Choice Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Carl W Martin, dated April 21, 2023, of record in Instrument No. 20230421-0029713, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1606 22nd Ave N, Nashville, TN 37208.

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 in 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.

Omar Ellis Date: 3/6/24
FTN Investments, LLC by Omar Ellis, Sole Member

Date: 3/6/24
1st Choice Partners, LLC by Tyrone Robertson, Member

Date: 3/6/24
1st Choice Partners, LLC by Tiffany Robertson, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Omar Ellis with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Sole Member of FTN Investments, LLC and that they are authorized by FTN Investments, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 4th day of March 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Tyrone Robertson and Tiffany Robertson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Members of 1st Choice Partners, LLC and that they are authorized by 1st Choice Partners, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 4th day of March 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025