WARRANTY DEED

Karen Johnson Davidson County
Batch# 1116955 DEEDWARR
04/01/2024 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240401-0022392

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/29/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-26

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-10110-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
JTRT Properties, LLC	New Owner	094-01-0-175.00
714 Rosslare Cir		
Brentwood, TN 37027		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Foster Investment Group, LLC, a Tennessee Limited Liability Company Series, No. 24001 LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JTRT Properties, LLC, a Tennessee Limited Liability Company

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 Lot No. 190 on the Plan of Payne, Blakemore & Cummings Addition to Edgefield, now part of Nashville, a Plan of which is of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 190 fronts 50 1/4 feet on the East side of 12th Street and extends back easterly 157.4 feet on the North line and 152.3 feet on the South line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Brandon K. Thornberry by Warranty Deed from Douglas B. White, Jr and Rondol P. Cartwright of record in Instrument No. 20070604-0065661 Register's Office for Davidson County, Tennessee, dated May 29, 2007 and recorded on April 4, 2007.

Being the same property conveyed to Foster Investment Group, LLC, a Tennessee Limited Liability Company Series, No. 24001 by Warranty Deed from Brandon K. Thornberry, a married man of record in Instrument No. January 18, 2024 Register's Office for Davidson County, Tennessee, dated January 25, 2024 and recorded on 20240125-0005127.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 713 South 12th Street Nashville, TN 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 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.

Witness my hand on March 29, 2024}.

Foster Investment Group, LLC, a Tennessee Limited Liability Company Series, No. 24001 LLC

By: _____
J. Carlton Drumwright, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Carlton Druwmright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of Foster Investment Group, LLC, a Tennessee Limited Liability Company Series, No. 24001 LLC, the within named bargainor, and that he as such Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this March 29, 2024.

_____
Notary Public

My Commission Expires: 11-21-26



File #: 2024-10110-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 29, 2024.

J. Carlton Drumwright

March 29, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 29, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY