WARRANTY DEED

Karen Johnson Davidson County
Batch# 1126650 DEEDWARR
04/24/2024 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $7,825.50
20240424-0029558

State of Tennessee
County of **Montgomery**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2024

Notary Public

MY COMMISSION EXPIRES: ~~May 18, 2024~~ 5/9/24

(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derek Fuhrmann Mackenzie R. Fuhrmann	**Movement Mortgage, LLC**	083-14-0 025.00
(NAME)	(NAME)	
1919 Holly Street	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J2K Builders, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Derek Fuhrmann and Mackenzie R. Fuhrmann, 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 the 23rd Ward of the City of Nashville, Davidson **County, Tennessee, being Lot No. 25 on the Plat of Richardson Place Subdivision, of record in Plat Book 547, Page 135, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 25 fronts 60 feet on the northerly side of Holly Street, and runs back between lines with the westerly margin of a 24 foot avenue 172 feet to a dead line.

Being the same property conveyed to J2K Builders, LLC, a Tennessee Limited Liability Company by deed of record in Instrument No. 20210713-0094149, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1919 Holly Street, Nashville, TN 37206
(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/our hands this 23rd day of April, 2024.

J2K Builders, LLC
By: Lori Holloway, Authorized Agent

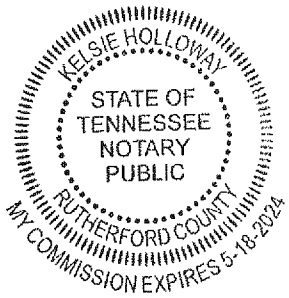
State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of J2K Builders, LLC, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 23rd day of April, 2024.

Notary Public Kelsie Holloway
My Commission Expires: May 18, 2024

File No.: 22878



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **April 23, 2024**.

Affiant Signature — Date: **04/24/2024**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 24, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY