Karen Johnson Davidson County
Batch# 1127023 DEEDWARR
04/25/2024 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240425-0030027

WARRANTY DEED

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. BC-24-313

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 24th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Home Made, Inc.	New Owner	
(NAME) 103 Sanitarium Drive	(NAME) 103 Sanitarium Drive	071-15-0-296.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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, I/WE, **TEA-BOB DIVERSIFIED SERVICES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOME MADE, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE, 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. 118 and the southerly 9 feet on Lot No. 119, on the Plan of Sharpe and Horn's Second Subdivision of Lindsley, for said County.

Said Lot No. 118 and the southerly part of Lot No. 119 front together 59 feet on the easterly side of Joseph Street or Avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Tea-Bob Diversified Services Inc., a Tennessee corporation by Warranty Deed from Joseph B. Endsley, dated January 19, 1984 and recorded January 30, 1984 in Book 6223, Page 63, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 1233 Joseph Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 24th day of April, 2024.

Tea-Bob Diversified Services, Inc., a Tennessee Corporation

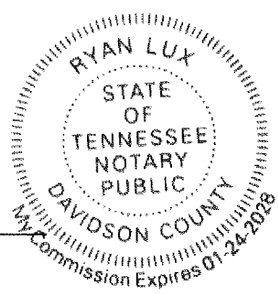
By: _____
Tracy L. White, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, **Ryan Lux** of the state and county mentioned, personally appeared **Tracy L. White**, President of Tea-Bob Diversified Services, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Tea-Bob Diversified Services, Inc., the within named bargainor, a Corporation, and that such **Tracy L. White**, President of Tea-Bob Diversified Services, Inc. as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, this 24th day of April, 2024.

_____
Notary Signature



Printed Name:_____

My commission expires:_____

Certificate of Authenticity

I, Ryan Lux, 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 **April 24th, 2024**.

Date

Affiant Signature

4/24/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24th** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2005

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY