Karen Johnson Davidson County
Batch# 1127918 DEEDWARR
04/26/2024 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240426-0030570

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. DH-24-6402

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam and Jacobson Investments, LLC	Same as new Owner	
(NAME) 940 Maxwell Avenue	(NAME)	081-03-0-105.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, **Wiley and Wiley LLC*, a Kentucky Limited Liabilty Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam and Jacobson Investments, LLC, a Tennessee Limited Liability Company**, 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. 52 on the plan of James C. Owen's Buena Vista small lots as of record in Book 57, Page 26, R.O.D.C., Tennessee, to which plan reference is herein made for a more complete description of the property.

Being the same property conveyed to Wiley and Wiley LLC by Warranty Deed from Greta S. Thomison of record in Instrument No. 20040603-0065421 Register's Office for Davidson County, Tennessee, dated May 28, 2004 and recorded on June 03, 2004.

***THE PURPOSE OF THIS WARRANTY DEED IS TO SELL, TRANSFER, AND CONVEY THE SUBJECT PROPERTY IN THE WINDING UP OF THE LLC.**

This is property more commonly known as 2126 15th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 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.

Wiley and Wiley LLC, a Kentucky Limited Liability Company

By: _____
Robert Wiley, Jr., Authorized Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Before me, a notary public of the state and county mentioned, personally appeared Robert Wiley, Jr., Authorized Member of Wiley and Wiley LLC, 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 Authorized Member of Wiley and Wiley LLC, the within named bargainor, a Limited Liability Company, and that such Robert Wiley, Jr., Authorized Member of Wiley and Wiley LLC as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, TN, this 24th day of April, 2024.

_____
Notary Signature

My commission expires:_____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 24, 2024** (date of document).

Affiant Signature

April 26, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 26th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25