This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-3253-KP

Karen Johnson Davidson County
Batch# 1129950 DEEDWARR
05/02/2024 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,578.84
20240502-0032032

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $696,983.15.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2024.

Notary Public

My Commission Expires: 9/21/27

KELLIE L. PARSONS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Corlette B. Williams Lotridge and George L. Lotridge 914 Jackson Street Nashville, TN 37208	New Owner	082 13 0 046.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **JAKS Realty LP, a Pennsylvania Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Corlette B. Williams Lotridge and George L. Lotridge, wife and husband**, hereinafter called the Grantee(s), his/her/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 part of Lot No. 183 on the Plan of Judge John McNairy's Mansion House Tract of record in Minute Book "D", page 593, Chancery Court at Franklin and a copy thereof, as of record in Book 9, on the front fly leaf, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of Jackson Street at a point 263 1/2 feet West of the Westerly margin of 9th Avenue North being the Southwest corner of the property conveyed to Cleary Gilmore, by Deed from Jacinto Chabania Blake and wife, of record in Book 1090, Page 117, said Register's Office; thence, with the Northerly margin of Jackson Street Westwardly 50 feet; thence, Northwardly 129 feet to the Southerly margin of an alley; thence with said alley, Eastwardly 50 feet to the Northwest corner of said Gilmore property; thence, with the Westerly line of said Gilmore property Southwardly 129 feet to the beginning.

Being the same property conveyed to J.A.K.S. Realty, L.P., by Warranty Deed from Nicholas O. Markham and Laura E. Tharpe, husband and wife, of record in Instrument No. 20160728-0077657, in the Register's Office of Davidson County, Tennessee, dated July 25, 2016, and recorded on July 28, 2016.

This is improved property located at: **914 Jackson Street, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2024.

GRANTOR:

JAKS Realty LP, a Pennsylvania Partnership

By: _____
Duane K. VanFleet, President

STATE OF PA
COUNTY OF Centre

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Duane K. VanFleet, President, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of JAKS Realty LP, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of April, 2024.

Commonwealth of Pennsylvania - Notary Seal
VICKEY J EMEL - Notary Public
Centre County
My Commission Expires October 14, 2024
Commission Number 1383644

_____
Notary Public
My Commission expires: 10/14/2024

202405020032032

Tennessee Certification of Electronic Document

I, Emma Howard, 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 4/30/24 (date of document).

Emma Howard
Affiant Signature

4/30/24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 30 day of April, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL