WARRANTY DEED

Karen Johnson
Batch # 1141506
06/03/2024 10:31:35 AM
Fees: $13.00 Taxes: $2,997.00

Davidson County
DEEDWARR
2 pgs

20240603-0040913

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TASHA HAYNES NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY MY COMMISSION EXPIRES APRIL 22, 2026

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055
File number: 2024-04-11500B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Motorplex,INC.	Motorplex,INC.	081 08 0X 002.00
(NAME)	(NAME)	
1819B 5th Avenue North	1819B 5th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SCOTT F. JUTTE AND RENEE JUTTE (also known as Renee J. Jutte), HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOTORPLEX, INC. A VIRGINIA CORPORATION,** HEREINAFTER CALLED THE GRANTEE, ITS 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 Unit B, on the Plan of 1819 5th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130415-0036896, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Scott F. Jutte and Renee J. Jutte, husband and wife from James Brent Blane, a single man by Warranty Deed dated April 10, 2015 and of record on April 13, 2015, in Instrument No. 20150413-0032572, in the Register's Office for Davidson County, Tennessee.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its 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 our hands this 31st day of May, 2024.

Scott F. Jutte

Renee Jutte

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Scott F. Jutte and Renee Jutte** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2024.

Commission Expires: _____

Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 21, 2027