Karen Johnson Davidson County
Batch# 1148987 DEEDWARR
06/20/2024 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,401.30
20240620-0046143

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-202

LR-BR-24-1329

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ellen Lambert and Andrew Trosclair	**Union Home Mortgage Corp.**	
(NAME)	(NAME)	**072-04-0-074.00**
1329 Stratford Avenue	**8241 Dow Cir.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Strongville, OH 44136**	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAJA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELLEN LAMBERT, AN UNMARRIED WOMAN, AND ANDREW TROSCLAIR, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Lots No. 252, and 253, on the Plan of Inglewood Place, of record In Book 332, page 101, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by T. R. Sanford, June 7, 1949 as follows:

Beginning at the northwest intersection of Kennedy Avenue and Stratford Avenue, thence with the margin of Kennedy Avenue, North 29 degrees, 28 minutes East 179 feet to an iron pin on the South line of Lot no. 5 of the Williams Plan, of record in Book 2, page 128, of the Chancery Court at Nashville, said point being 10.9 feet East of the original corner of Lots Nos. 252 and 253 of said Inglewood Subdivision; thence North 67 degrees west along the south line of lot No. 5 of said William's Plan, 100 feet to an old Iron pin which is 16.5 feet of the original line of Lot 253; thence South 23 degrees, 34 minutes West 142 feet to an old iron pin in the north margin of Stratford Avenue; thence with the margin of the same, South 45 degrees, 12 minutes East 88 feet to the beginning

Being the same property conveyed to Raja Properties LLC by Warranty deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20200116-0005709 Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on January 16, 2020.

Being a portion of the same property conveyed to TBH Properties, LLC, a Tennessee limited liability company by Warranty deed from Raja Properties LLC, a Tennessee limited liability company of record in Instrument No. 20200415-0039546 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 15, 2020.

Being a portion of the same property conveyed to RAJA Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from TBH Properties, LLC, a Tennessee limited liability company, dated September 27, 2023 and recorded September 29, 2023 in Instrument No. 20230929-0076391, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and /or Sanitary Sewers of record in Book 4966, Page 362 and 382, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1329 Stratford Avenue, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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(s) this the 17th DAY OF JUNE, 2024.

Raja Properties, LLC

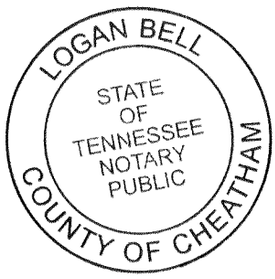
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RAJA PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of June, 2024.

_____
Notary Public
My Commission Expires: 6-8-2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tammy Carney,** 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 this the 17 day of June, 2024.

Affiant Signature

Date 6/17/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

