Karen Johnson Davidson County
Batch# 1149071 DEEDWARR
06/20/2024 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240620-0046249

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSPER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF June, 20 24

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landmark Property Holdings LLC (NAME)	New owner (NAME)	092-07-0-052.00
4847 Smithson Rd (ADDRESS)	(ADDRESS)	
College Grove, TN 37046 (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, **Jim Adams, IV**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Landmark Property Holdings LLC**, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 13 in C.R. Baddoux's Subdivision of part of Lot No. 14 in the Harding Lytle Tract in the City of Nashville, Tennessee, a plan of which is of record in Book 161, Page 41, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts forty (40) feet on the southerly side of Hermosa Street and runs back southwardly to alley in the rear and measures forty (40) feet on said alley.

Being the same property conveyed to Jim Adams, IV by Warranty Deed dated June 17, 2024 of record at Instrument No 2024 0618-00 459 44 in said Register's Office, Tennessee.

Being the same property conveyed to Tarita Roberts, a married woman by Quit Claim Deed from James C. Floyd, Sr., a single man of record in Instrument No. 20240408-0024512 Register's Office for Davidson County, Tennessee, dated March 1, 2024 and recorded on April 8, 2024.

Grantor warrants that this property is not his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee , and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1821 Hermosa St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 17th day of June, 2024.

Jim Adams, IV

Jim Adams, IV

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me a Notary Public in and for said State and County via audio/video communication, duly commissioned and qualified, **Jim Adams, IV** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of June, 2024.

Matt Deckard
Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Ashlee Page, 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 6-17-24.

Affiant Signature

6-17-24
Date

State of TN
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY