Karen Johnson Davidson County
Batch# 1152800 DEEDWARR
06/28/2024 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20240628-0048978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **755,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Mueller and Bartram R. Mueller	The Bank of Fayette County	091132Q00400CO
(NAME) PO Box 429	(NAME) 2735 Hwy 64, Suite 108	
(ADDRESS) Rossville, TN 38066	(ADDRESS) Eads, TN 38028	
(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, WE,

JVK DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALLEN MUELLER, A MARRIED PERSON, AND BARTRAM R. MUELLER, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, 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 all of Unit No. 177B, on the Plan of Summit Street Homes of record on Exhibit "B" in Instrument No. 20210401-0042731, as amended in Instrument No. 20210504-0059614 and Instrument No. 20210504-0059615Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to JVK Development, LLC, a Tennessee Limited Liability Company by Deed dated July 27, 2020 from Alan Dooley and wife, Vickie M. Dooley, recorded July 28, 2020, in Instrument Number 20200728-0082615, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 507 Summit Street, Nashville, TN 37209

LT&E File #21152

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(s) this 28th day of June, 2024

JVK Development, LLC, a Tennessee Limited Liability Company

By: _____
Justin Stockdale, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public, of the state and county mentioned, personally appeared Justin Stockdale, Vice President of JVK Development, 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 Vice President of JVK Development, LLC, the within named bargainor, a Limited Liability Company, and that such Justin Stockdale, Vice President of JVK Development, LLC as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Vice President.

Witness my hand and seal this 28th day of June, 2024.

_____
Notary Signature

My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #21152

True Copy Certification

I, John W. Bishop, 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 28 day of June, 2024.

Affiant Signature
Date 6/28/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026