WARRANTY DEED 2024-42 Karen Johnson Davidson County Batch# 1157506 DEEDWARR 07/12/2024 02:32:30 PM 3 pgs Fees: $18.00 Taxes: $2,821.25 20240712-0052651	State of Tennessee County of Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $762,500.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of July, 2024. (Affix Seal) Notary Public My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC CARMEN COATS DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrejs Strateicuks 915 14th Avenue S Nashville, TN 37212	LEGACY HOME LOANS, LLC 1036 STEARMAN DR, STE 6 WHITE HOUSE, TN 37188	105.01-0-039.00

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, I/we, **Jamont Gordon, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Andrejs Strateicuks, an unmarried man**, hereinafter called the Grantee(s), their heirs 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 Lot No.97 as shown on the map entitled B.F. Shields Heirs' Addition to Nashville, as of record in Book 57, page 31, Register's Office for Davidson County, Tennessee Being the same property conveyed to Enoteca Holdings,Ltd. Unmarried by deed from Nelius Omar Ellis, Unmarried of record as Instrument No.20090303-0018625, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jamont Gordon from JDG Investments by Quitclaim Deed dated May 13, 29020 and recorded July 8, 2020 in Instrument #20200708-0074022, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 915 14th Avenue S, Nashville, TN 37212.

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 1st day of July, 2024.

Jamont Gordon

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Jamont Gordon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal 2024, this 1st day of July, 2024.

Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 1, 2024**.

Affiant Signature

July 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25