Karen Johnson Davidson County
Batch# 1161395 DEEDWARR
07/24/2024 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.13
20240724-0056045

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $274,900.00. Mason Gumes Affiant Subscribed and sworn to before me, this the 19th day of July, 2024. Brooke Hicks Notary Public My commission expires: 5-9-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tina R. Wilson	Rocket Mortgage, LLC	044-15-0-311.00-CO
1200 A Berry St.	1050 Woodard Ave.	
Old Hickory, TN 37138	Detroit, MI 48226-1906	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TINA R. WILSON, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A established pursuant to the Declaration of Homes at 1200 Berry Street, a Horizontal Property Regime of record in Instrument No. 20240703-0050301 and amended in Instrument No. 202407240056044, in the Register's Office for Davidson, Tennessee, and being shown on the Plat attached to said Declaration as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Orville Lee Mires, Jr. and wife Dorothy R. Mires by Warranty Deed from Mae Ward Russ of record in Book 5032, page 250, Register's Office for Davidson County, Tennessee, dated June 03, 1976 and recorded on June 07, 1976.

The said Orville Lee Mires, Jr. is deceased and at the time of his death, he was the husband of Dorothy R. Mires. The estate of Orville Lee Mires, Jr. was a non-taxable estate.

Being part of the same property conveyed to Janice Daniel and Deborah Patrick, as tenants in common by Quitclaim Deed from Dorothy R. Mires of record in Instrument No. 20020430-0053063 Register's Office for Davidson County, Tennessee, dated April 26, 2002 and recorded on April 30, 2002.

Being part of the same property conveyed to Adam and Jacobson Investments LLC, A Tennessee Limited Liability Company by Warranty Deed from Janice Daniel, an unmarried woman and Deborah Patrick, a married woman of record in Instrument No. 20240306-0015715 Register's Office for Davidson County, Tennessee, dated March 5, 2023 and recorded on March 6, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1200 A Berry Street, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of July, 2024.

Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company

By: _____
Morgan Adam Less, Member

By: _____
Gabriel Ishi Jacobson von Meier, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Morgan Adam Less and Gabriel Ishi Jacobson von Meier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Member of Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 19th day of July, 2024.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 19, 2024**.

Affiant Signature

July 24, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th 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