RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-22482-24

Karen Johnson Davidson County
Batch# 1164305 DEEDWARR
07/30/2024 01:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20240730-0057656

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of July, 2024

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jasmine Investments, LLC 2133 15th Ave. N Nashville, TN 37208	Same address as new owner	081-03-0-106

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($375,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JASMINE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 in the Subdivision of Lot No. 21 in Owen's Buena Vista Plan of Lots of record in Book 57, pages 26 and 27, Register's Office for said County, to which reference is hereby made for a more complete and accurate description. Said Lot No. 51 fronts 50 feet on the easterly side of Webster Street and runs back between parallel lines 148 feet to an alley.

Being the same property conveyed to Adam & Jacobson Investments, LLC, from Sharon Stadaker-Enlow, Greta Stadaker Fields, Venus Stadaker Woods, Porter Alexander Stadaker, and Shalita Stadaker-Walker, by Warranty Deed dated February 23, 2024 and recorded February 27, 2024 in Instrument #20240227-0013164, said Register's Office. See Affidavits of Heirship of record in Instrument #20240227-0013160, in Instrument #20240227-0013161, in Instrument #20240227-0013162, and in Instrument #20240227-0013162

Being the same property conveyed to Sharon Stadaker Enlow, Greta Stadaker Fields, Venus Stadaker Woods, Shalita Stadaker-Walker, and Porter Alexander Stadaker from Dorothy Hyde by Quitclaim Deed dated February 8, 2024 and recorded February 9, 2024 in Instrument #20240209-0009219, said Register's

Office.

Being the same property conveyed to Aaron Porter Hyde from Alex Hyde by Warranty Deed dated October 30, 1946 and recorded May 15, 1946 in Book 1472, page 604, said Register's Office. The said Aaron Porter Hyde died testate in 1981. His estate was administered in the Probate Court of Davidson County, Tennessee, Docket No. 70757. His Last Will and Testament was probated and recorded in Will Book 136, page 351, Probate Court for said County, and in Instrument #20060113-0005659, Register's Office for said County. Said Last Will and Testament devised a life estate fee in 2124 15th Ave N, Nashville, Tennessee, to Dorothy Holbert Hyde, and the remainder of the fee is devised to the Testator's children, Carmen Stadaker and Colleen Henderson, equally. The said Colleen Henderson died intestate in 1983; she had no children but was survived by her spouse, Mr. Langston. Carmen Stadaker died intestate in 1998. She did not have a surviving spouse and had five children, as follows: Sharon Stadaker Ervin Enlow, Greta Stadaker Thomison Fields, Venus Stadaker Woods, Shalita Stadaker-Walker, and Porter Alexander Stadaker. These five children are Carmen Stadaker's only next of kin/heirs-at-law, and inherited the remainder fee interest to the above-described property. See Affidavit of Heirship of record in Instrument #20050203-0013031

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2124 15th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 29th day of July, 2024

GRANTOR(S)

Adam & Jacobson Investments, LLC, a Limited Liability Company

By: _____
Morgan Adam Less, Member

By: _____
Ishi von Meier, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Morgan Adam Less and Ishi von Meier, who represented themselves to be Members of Adam & Jacobson Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained as said Members of Adam & Jacobson Investments, LLC, on behalf of Adam & Jacobson Investments, LLC.

WITNESS my hand and seal, this the 29 day of July, 2024.

_____
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 29, 24 (date of document).

Jennifer L. Pennell

July 29, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

