Prepared By ~~and Return to:~~
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 24060409

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: H-ORE-24-3415-410

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

~~Affiant~~

Subscribed and sworn to before me, this 26th day of July, 2024.

Notary Public
My Commission Expires: 05/08/28

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Jack Piratas, LLC	NEW OWNER	104-06-0A-034.00-CO
3415 West End Avenue, 410	4535 HARDING PK #309	
Nashville, TN 37203	NASHVILLE, TN 37205	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Leland John Northcutt, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jack Piratas, LLC a Tennessee limited liability company, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 410 on the Plan of Continental Condominiums, of record in Book 5200, page 399, as amended in Book 6135, page 788 and in Book 6435, page 549, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to John D. Boegel and Eun Ran Um by Warranty Deed from George P. Bowman and wife, Sheila J. Bowman of record in Instrument No. 20040804-0093776 Register's Office for Davidson County, Tennessee, dated July 26, 2004 and recorded on August 04, 2004.
Being the same property conveyed to Leland Northcutt, married by Warranty Deed from John D. Boegel and Eun Ran Um, husband and wife of record in Instrument No. 20230608-0043768 Register's Office for Davidson County, Tennessee, dated June 06, 2023 and recorded on June 08, 2023.
Grantor herein makes oath that the within described property is neither his personal residence, nor the personal residence of his spouse and/or dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is X improved ___unimproved property known as 3415 West End Avenue, 410, Nashville, TN 37203.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Karen Johnson Davidson County
Batch # 1164379 DEEDWARR
07/30/2024 03:30:59 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20240730-0057746

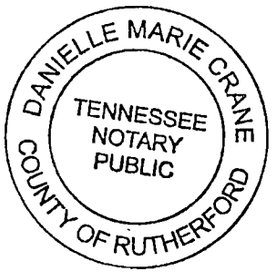
WITNESS my hand this 26th day of July, 2024.

Leland John Northcutt

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Leland John Northcutt, married with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 26th day of July, 2024.



Notary Public at Large
My Commission Expires: 7/22/25