Karen Johnson Davidson County
Batch# 1166861 DEEDWARR
08/06/2024 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240806-0059719

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-3371

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of July, 2024

Notary Public

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Pornthip Tina Phomthisene and Pismai Noilackde 812 28th Ave N Nashville, TN 37208	New Owner	092-06-0-419.00

WARRANTY DEED

FOR AND IN 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, I/WE,

J3K Properties LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pornthip Tina Phomthisene, married and Pismai Noilackde, unmarried

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 part of Lot No. 5 on the Plan of Lapsley of record in Plat Book 57, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots No. 5 fronts 30 feet on the west side of 28th Avenue North and runs back between parallel lines 88 feet.

Being the same property conveyed to J3K Properties LLC, a Tennessee limited liability company by Warranty Deed from Kenneth Nimitz and wife, Mandie Nimitz of record in Instrument No. 20220104-0001166 Register's Office for Davidson County, Tennessee, dated December 28, 2021 and recorded on January 04, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 812 28th Ave N, Nashville, TN 37208

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 so 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.

Dated this the 24th day of July, 2024.

J3K Properties, LLC, a Tennessee Limited Liability Company

By: _____
Julie Carter, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Julie Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Representative of J3K Properties, LLC, a Tennessee limited liability company, and that she is authorized by J3K Properties, LLC to execute this instrument on its behalf as such Authorized Representative.

Witness my hand, at office, this 24th day of July, 2024.

_____
Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/24/24 (date of document).

Affiant Signature

8/5/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON