Karen Johnson Davidson County
Batch# 1168689 DEEDWARR
08/13/2024 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20240813-0061439

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. DH-24-7257

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J3 Remodeling, LLC	J3 Remodeling LLC	
(NAME)	(NAME)	
1143 Shelton Avenue	8206 Jackman Rd	072-03-0-288.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Joelton TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **A. Gene Riddle and Mary A. Riddle, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J3 Remodeling, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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 the Westerly 36.8 feet of Lot No. 76 and the Easterly 8.2 feet of Lot No. 77 on the Plan of Inglewood Place of record in Plan Book 332, page 101, said Register's Office, and described according to a survey by John Kohl, Surveyor, dated November 9, 1976, as follows:

Beginning at a point in the Northerly margin of Shelton Avenue, said point being Westerly 102 feet from the Northwesterly point of intersection of Shelton Avenue and Katherine Street; thence leaving the Northerly margin of Shelton Avenue, Northerly 186 feet, more or less, to a point in the rear line of lot No. 99 on said plan, said point being Easterly 36.8 feet from the original common rear corner of Lots No. 76, 77, 98 & 99 on said plan; thence Westerly 45 feet to a point in the rear line of Lot No. 98 on said plan and being Westerly 8.2 feet from the original common rear corner of Lots No. 76, 77, 98 & 99 on said plan; thence Southerly 186 feet, more or less, to a point in the Northerly margin of Shelton Avenue; thence with the Northerly margin of said Avenue, Easterly 45 feet to the point of beginning.

Being the same property conveyed to A. Gene Riddle and wife, Mary A. Riddle by Warranty Deed from Eunice B. Kinzalow, unmarried of record in Book 7315, page 114, Register's Office for Davidson County, Tennessee, dated July 30, 1987 and recorded on August 4, 1987.

This is property more commonly known as 1143 Shelton Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this ~~5th~~ 2nd day of August, 2024.

A. Gene Riddle

Mary A. Riddle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2024, before me personally appeared A. Gene Riddle and Mary A. Riddle, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at Nashville, TN, this 2nd day of August, 2024.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **August 2, 2024**.

Date

D Hardwick

Affiant Signature

August 9, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9th** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026