Karen Johnson Davidson County
Batch# 1173301 DEEDWARR
08/22/2024 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240822-0064693

**Prepared By & Return To:**
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-4026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of August, 2024

Notary Public

Commission Expires: 2/17/27

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Hunter Davenport<br>109 Lakeside Court<br>Nashville, TN 37076 | New Owner | 059-05-0-198.00 |

# 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

**Hunter Davenport, a single man**

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 Lot No. 203 on the Plan of Buena Vista Estates, Section 5 of record in Plat Book 4460, Page 22, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 203 fronts 80.0 feet on the northerly side of Farmview Drive and extendsa back between lines, measuring 179.6 feet on the westerly line and 164.8 feet on the easterly line, to a line in the rear on which it measures 81.4 feet thereon.

Being the same property conveyed to J3K Properties, LLC, a Tennessee limited liability company by Warranty Deed from Thomas Pillow, Trustee of the Thomas Pillow Revocable

Living Trust of record in Instrument No. 20220718-0081702 Register's Office for Davidson County, Tennessee, dated July 15, 2022 and recorded on July 18, 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: 4162 Farmview Drive, Nashville, TN 37218
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 21st day of August, 2024.

J3K Properties, LLC, a Tennessee Limited Liability Company

By: Julie Carter
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 and official seal, this 21st day of August, 2024.

Notary Public
My Commission Expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# Certificate of Authenticity

I, Joshua A. Terry, 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 8/21/24.

Affiant Signature – Joshua A. Terry

8/22/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/22/24.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON