Karen Johnson Davidson County
Batch# 1179548 DEEDWARR
09/10/2024 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240910-0069653

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0157

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
jasmine investments llc	New Owner	Map: 07108028300
(NAME) 2133 15th Ave. N.	(NAME) New Owner	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KUDZU REAL ESTATE, INC., A TENNESSEE CORPORATION,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JASMINE INVESTMENTS LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee and being Lot No. 97 on the Plan of Joywood as shown by a map of record in Book 974, Page 45, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Included in the above described but excluded herefrom is a part of Lot No. 97 conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed of record in Book 6027, Page 983, in the Register's Office for Davidson County, Tennessee and described as follows:

Being a part of Lot No. 97 on the Plan of Joywood as of record in Book 974, Page 45, Register's Office for said County.

Beginning at a point, being the northeastern corner of property belonging to Michael J. Morton and Lillian C. Morton, said point being common to Parcel 284 on Map 71-8, as of record in Book 1372, Page 301, of the R.O.D.C., Tennessee; thence westerly along the existing southern right-of-way line of East Trinity Lane, bearing N 84° 01' 26" W, 50 feet, more or less, to a point on the common property line of Parcels 283 and 282 on Map 71-8; thence along said property line, bearing S 3° 26' 34" W, 5 feet, more or less, to a point; thence in a straight line bearing S 84° 01' 26" E, 50 feet, more or less, to a point on the common property line of parcels 283 and 284 on Map 71-8; thence along said property line, bearing N 3° 26' 34" E, 5 feet, more or less, to the point of beginning and containing therein an area of 250 square feet, more or less.

Being the same property conveyed to Kudzu Real Estate, Inc., a Tennessee Corporation, by deed from Orange Capital, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210702-0090007, dated July 1, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 974, Page 45, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 420 E. Trinity Lane, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 5th day of September, 2024.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

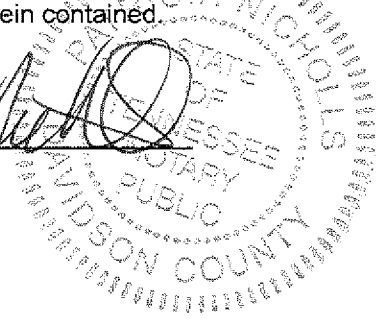
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of September, 2024.

My Commission Expires: 1/24/28

Notary Public



Certification of Recorded Documents

I, Jamie C. Polk, 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 September 5, 2024.

(AFFIANT) – Jamie C. Polk

09/05/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

My commission expires: 1/24/28

Notary Public

