Karen Johnson Davidson County
Batch# 1179623 DEEDWARR
09/10/2024 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240910-0069758

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 NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

File No.: 24-0158

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
jasmine investments llc	New Owner	Map: 07108028400
(NAME) 2133 15th Ave. N.	(NAME)	
(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,

MERIDIAN EIGHT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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, being Lot No. 96 on the plan of Joywood as of record in Book 974, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 50 feet on the southerly side of Trinity Lane and runs back 176.65 feet on the westerly line and 176.80 feet on the easterly line to a dead line, measuring 50 feet thereon.
Included but excluded being a part conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, or record in Book 6024, page 619, Register's Office for Davidson County, Tennessee as follows:

Beginning at a point, being the northeastern corner of property belonging to Anne Neal While; said point being common to Parcel 285 on Map 71-8, as recorded in Book 4051, page 258 of the R.O.D.C., Tennessee; thence westerly along the existing southern right-of-way line of East Trinity Lane, bearing North 84 degrees 01 minutes 26 seconds West, 50 feet, more or less, to a point on the common property line of parcels 284 and 283 on Map 70-8; thence along said property line, bearing South 3 degrees 26 minutes 34 seconds West, 5 feet, more or less, to a point; thence in a straight line, bearing South 84 degrees 01 minutes 26 seconds East, 50 feet, more or less, to a point on the common property line of parcel 284 and 285 on map 71-8; thence along said property line, bearing North 3 degrees 26 minutes 34 seconds East, 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 Meridian Eight, LLC, a Tennessee limited liability company, by deed from Stephen F. Meade, married, of record in Instrument No. 20190612-0056406, dated June 11, 2019, 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; (3) Deed with Easement to Metropolitan Government of Nashville and Davidson County of record in Book 6024, Page 619, in the Register's Office for Davidson County, Tennessee.

This is improved ☒ property, known as 422 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.

Meridian Eight, LLC

BY: _____
Brandon Rumbley
Member

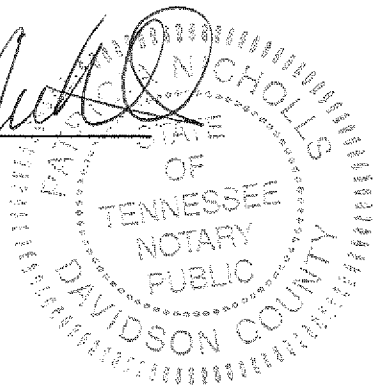
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brandon Rumbley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Member respectively of Meridian Eight, LLC the within named bargainer, and that he/she as such Member 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

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY