Karen Johnson Davidson County
Batch# 1197530 DEEDWARR
10/24/2024 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20241024-0082570

# Warranty Deed

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|---|---|
| CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $950,000.00.<br>Amanda Acker<br>Affiant<br>Subscribed and sworn to before me, this the 22nd day of October, 2024.<br>Carmen Coats<br>Notary Public<br><br>My commission expires: 3/3/26 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| MJH Ventures, LLC | New Owner(s) | 132-05-0-124.00 |
| 4605 Granny White Pike | | |
| Nashville, TN 37220 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GERALD E. NORTON, JR., AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MJH VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real Estate in Davidson County, Tennessee being Lot No. 61 on the Map of Glendale Park, Section Two of record in Book 1130, Page 61, Registers Office for said County.

Said Lot No. 61 fronts 101 feet on the Northerly side of Glendale Lane and runs back 211.6 feet on the westerly line and 223 feet on the easterly line, to a dead line in the rear and measures 92.7 feet thereon, said dead line being a broken line and being also a part of the rear lines of Lots No. 48 and 49 on said plan.

Being the same property conveyed to Gerald E. Norton, Jr., an unmarried person by Warranty Deed from Howard Tate as executor of the Estate of James Douglas Seymore, Sr, deceased and Dorothy Beasley Hayes, Juanita Beasley Tate, James Douglas Seymore Jr., as beneficiaries under the will of James Douglas Seymore, Sr of record in Book 6330, page 783, Register's Office for Davidson County, Tennessee, dated June 12, 1984 and recorded on July 03, 1984.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 948 Glendale Lane, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of October, 2024.

**Gerald E. Norton, Jr**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gerald E. Norton, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of October, 2024.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 October 22. 2024.

Affiant Signature

24th day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

