Karen Johnson Davidson County
Batch# 1198708 DEEDWARR
10/30/2024 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $7,955.00
20241030-0083560

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: November 28, 2026

(AFFIX SEAL)

LORI HOLLOWAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES NOV 28, 2026

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark M. Bell Laurie Wells Trompeter	Citibank, N.A.	083-14-0 068.00
(NAME)	(NAME)	
1814 Holly Street	480 Washington Blvd, 16th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Jersey City, NJ 07310	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **J2K Builders, LLC and James T. Ramage IV,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark M. Bell and Laurie Wells Trompeter, husband and wife,** 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. 107, Block E on the Plan of Priest Home Place, of record in Plat Book 161, Page 102, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 107 of Block E fronts 65 feet on the southerly margin of Holly Street (formerly Chadwell Street) and extends back 160 feet on the westerly line and 160 feet on the easterly line to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to J2K Builders, LLC and James T. Ramage IV by deed of record being recorded 01/11/2022 in Instrument No. 20220111-0003691, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1814 Holly Street, Nashville, TN 37206
(House Number) (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 my/our hands this 25th day of October, 2024.

J2K Builders, LLC
By: James T. McLean, Sr., Chief Manager

James T. Ramage IV

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James T. McLean, Sr., with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of J2K Builders, LLC, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 25th day of October, 2024.

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 11-28-2026

Notary Public Lori Holloway
My Commission Expires: November 28, 2026

State of Tennessee

County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named James T. Ramage IV the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 25th day of October, 2024.

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 11-28-2026

Commission expires: 11/28/26

Notary Public

File No.: 22928

I, Kelsie Holloway 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 10/25/2024 (date of document).

Kelsie Holloway

Affiant Signature

10/28/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28 day of October, 2024

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

