Karen Johnson Davidson County
Batch# 1202108 DEEDWARR
11/05/2024 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,063.75
20241105-0085981

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $287,500.00-.

Affiant

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Subscribed and sworn to before me this the 11th day of October, 2024

Notary Public
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
2110 14th Ave N., LLC. 2110 14th Avenue, Nashville, TN 37208	NEW OWNER	081-03-0-201

KNOW ALL MEN BY THESE PRESENTS that **Jim Adams IV, an unmarried man**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **2110 14th Ave. N., LLC., a Tennessee limited liability company**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 in the Subdivision of Lots Nos 21 and 30 of Owen Buena Vista Plan of record in Book 57, Pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jim Adams, IV, an unmaried man by Warranty Deed from L & S Development, LLC, a Tennessee Limited Liability Company dated October 11, 2024 and recorded on November ___of record in Instrument Number 202411050085980, in the Register's Office of Davidson County, Tennessee.

This is improved property having a physical address of: 2110 14th Avenue, Nashville, TN 37208

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of October, 2024

Jim Adams IV

Jim Adams, IV

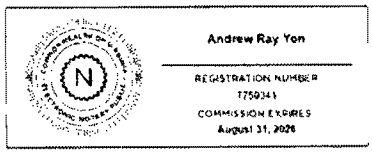
[redacted]

Commonwealth of Virginia
County of Hanover

On this 11th day of October, 2024, before me personally appeared Jim Adams, IV, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of October, 2024.

Notary Signature
My commission expires: 08/31/2026



Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

Tennessee Certification of Electronic Document

I, Ryan Beane, 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 11 2024 (date of document).

Affiant Signature

10/11/2024
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of October, 2024.

Notary's Signature
My Commission Expires
July 6, 2027

MY COMMISSION EXPIRES:

NOTARY'S SEAL:

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY