Karen Johnson Davidson County
Batch# 1203040 DEEDWARR
11/08/2024 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20241108-0087373

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 6TH DAY OF NOVEMBER, 2024

Notary Public

MY COMMISSION EXPIRES: 10/4/28
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

File No.: 24-0536

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
jasmine investments, llc	New Owner	Map: 071-08-0-288.00
(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,

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:

Being Lot No. 91 and the easterly half of Lot No. 92 on the Plan of Joywood, of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 and part of Lot No. 92 front together 75 feet on the southerly side of Trinity Lane and run back 177.55 feet on the easterly line and 177 feet, more or less, on the westerly line, to a dead line, measuring 75 feet thereon.

Included in the above description but expressly excluded therefrom is the following:

Land in Davidson County, Tennessee, being a part of Lot No. 91 and the easterly half of Lot No. 92 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 E.J. White, et ux, said point being common to Parcel 289 on Map 71-8, as recorded in Book 5619, Page 019, of the R.O.D.C., Tennessee; thence westerly along the existing southern right-of-way line of East Trinity Lane, bearing N 84 degrees 01'26" W, 75 feet, more or less, to a point on the common property line of Parcels 288 and 287 on Map 71-8; thence along said property line, bearing S 3 degrees 26'34" W. 5 feet, more or less, to a point; thence in a straight line, bearing S 84 degrees 01'26" E, 75 feet, more or less, to a point on the common property line of Parcels 288 and 289 on Map 71-8; thence along said property line, bearing N 3 degrees 26'34" E, 5 feet, more or less, to the point of beginning and containing therein an area of 375 square feet, more or less.

Being the same property conveyed to Kudzu Real Estate, Inc., a Tennessee Corporation, by deed from Renasant Bank, of record in Instrument No. 20120412-0031288, dated April 10, 2012, 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 430 E. Trinity Ln, 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 6th day of November, 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/her oath acknowledged himself/herself to be the President respectively of Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 6th day of November, 2024.

My Commission Expires: 11/24/28

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Burnette, 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 November 6, 2024.

(AFFIANT) – Karen Burnette

11/06/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 6th day of November, 2024.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY