Karen Johnson Davidson County
Batch# 1203041 DEEDWARR
11/08/2024 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20241108-0087374

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: 1/24/28
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

File No.: 24-0159

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
jasmine investments, llc	NEW OWNER	Map: 07108028900
(NAME) 2133 15th Avenue North	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MYRTLE PARTNERS, 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 Nashville, County of Davidson, and State of Tennessee, described as follows:

Being Lot No. 90 and the easterly 29 feet of Lot 89, Joywood Subdivision of further record in Plat Book 974, Page 45, Register's Office for Davidson County, Tennessee, described according to a survey by John Kohl, Registered Land Surveyor, dated May 22, 1972, as follows:

Said Lot 90 and the easterly 29 feet of Lot 89 join and front together 79 feet on the southerly margin of Trinity Lane and run back between parallel lines 177.75 feet to a dead line in the rear measuring 79 feet (erroneously referenced as 29.5 feet in prior deeds) thereon.

Included in the above but excluded therefrom is that portion thereof described in the Warranty Deed of record in Book 6054, Page 634, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point, being the northeastern corner of property belonging to Douglas Glen Cole, Et Ux, said point being common to Parcel 290 on Map 71-8, as recorded in Book 1680, Page 513 of the R.O.D.C., Tennessee; thence westerly along the existing southern right-of-way line of East Trinity Lane, bearing N 84° 01' 26" W, 79 feet, more or less, to a point on the common property line of Parcels 289 and 288 on Map 71-8; thence along said property line, bearing S 3° 26' 34" W, 5 feet, more or less, to a point; thence in a straight line, bearing S 84° 01' 26" E, 79 feet, more or less, to a point on the common property line of Parcels 289 and 290 on Map 71-8; thence along said property line, bearing N 3° 26' 34" E, 5 feet more or less, to the point of beginning and containing therein an area of 395 square feet, more or less.

Being the same property conveyed to Myrtle Partners, LLC, a Tennessee limited liability company, by deed from Jeraldine Cole Ellis, married, f/k/a Jeraldine Cole, a/k/a Geraldine Cole, of record in Instrument No. 20190416-0034534, dated April 15, 2019, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and paid by the Grantors; (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 432 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.

Myrtle Partners, 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 Myrtle Partners, 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, 6th day of November, 2024.

My Commission Expires: 1/24/28

_____
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: 11/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY