Karen Johnson
Batch # 1203278
11/12/2024 12:31:17 PM
Fees: $13.00 Taxes: $913.90
Davidson County
DEEDWARR
2 pgs
20241112-0087761

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0627

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adam & Jacobson Investments, LLC	NEW OWNER	Map: 09111000300
(NAME) 1401 3rd Ave. N., Apt. 402	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-SEVEN THOUSAND AND NO/100 DOLLARS ($247,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEDONNA LUNDY AMSTUTZ, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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 Davidson County, Tennessee, being Lot Number 4 on the Revised Plan of Section One, Morrow Meadows, of record in Book 2083, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Paul Amstutz and Jedonna Lundy Amstutz, husband and wife, by Quitclaim Deed from Jedonna Lundy Amstutz for the express purpose of creating a Tenancy by the Entirety, of record in Instrument No. 20130412-0036579, dated April 11, 2013, Register's Office for said County. The said Paul Amstutz having since died on June 23, 2018, and title vested in Jedonna Lundy

return to
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER W-RAN-24-807

Amstutz as surviving tenant by the entirety. See also prior deed of record in Instrument No. 20030910-0132157, said Register's Office.

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 2083, Page 105, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2300, Page 421, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 807 Morrow Rd, Nashville, TN 37209
(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 7th day of November, 2024.

Jedonna Lundy Amstutz

Jedonna Lundy Amstutz

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 Jedonna Lundy Amstutz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 7th day of November, 2024.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON