17385

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

Karen Johnson
Batch # 1205268
11/14/2024 10:54:20 AM
Fees: $13.00 Taxes: $2,405.00
20241114-0088735

Davidson County
DEEDWARR
2 pgs

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse J. Nathan	Pinnacle Bank	09210024800
(NAME)	(NAME)	
2714 Delaware Ave.	150 3rd Ave. S. Ste. 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37201	
(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, I/WE, **HJC Holdings LLC, a Tennessee Limited Lliability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jesse J. Nathan, unmarried**, 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. 14 of Block "C" on the Map of Pilcher's resubdivision of part of the Barrow Lands, of record in Book 57, page 91, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the north side of Short Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to HJC Holdings LLC, A Tennessee limited liability company, by deed from Courtney Myers and Courtney Myers as Executor and Trustee of the Estate of Joan Angela Armstrong, a/k/a Joan A. Armstrong, deceased on 09/22/2024 of record in Instrument No. 20230926-0075491, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2714 Delaware Ave., Nashville, TN 37209
(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 13th day of November, 2024.

HJC Holdings LLC, a Tennessee Limited Liability Company

, Managing Member
By: Timothy Capra, Managing Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Timothy Capra with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of HJC Holdings, LLC, a Tennessee Limited Liability Company and that he as such Managing Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Managing Member.

WITNESS my hand and seal this 13th day of November, 2024.

Notary Public
My Commission Expires: _____

File No.: 17385

