WARRANTY DEED

Karen Johnson Davidson County
Batch# 1207306 DEEDWARR
11/20/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20241120-0090680

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

File No.: RES-24-4406-SJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S & J Partners, LLC	NEW OWNER	091 12 0 144.00
(NAME)	(NAME)	
864 Kirkwood Avenue Nashville, TN 37204	SAME	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **KATHRYN GUPTON, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **S & J PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. Three Hundred and Eleven (311) and Three Hundred and Thirteen (313), in Block 38 of NO. 1 PLAN OF WEST NASHVILLE, of record in Plat Book 57, Pages 74 and 75, in the Register's Office of Davidson County, Tennessee. Said lots join each other and front together, fifty feet (50') on the north side of Delaware Avenue, and extend back northwardly between parallel lines, along the east side of an alley one hundred fifty feet (150') to an alley 25 ft. wide, showing on said alley fifty feet.

Being the same property conveyed to Karen L. Gupton, unmarried, from Mark Yarbrough, unmarried, by Warranty Deed dated December 20, 2002, recorded January 2, 2003, in Instrument No. 20030102-0000527, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Kathryn Gupton from Karen L. Gupton, by Quitclaim Deed dated July 6, 2018, recorded July 6, 2018, in Instrument No. 20180706-0065668, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 4406 Delaware Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 18th day of November, 2024.

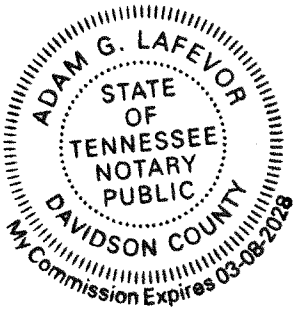
Kathryn Gupton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2024, before me personally appeared Kathryn Gupton, 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 18th day of November, 2024.

Notary Signature
My commission expires: 3/8/28



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Adam LaFever, 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 18, 2024.

Affiant Signature

11/18/24
Date

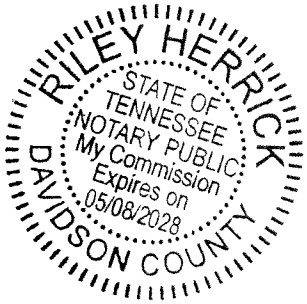
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 18 day of November, 2024.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal



RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-24-4406-SJ