WARRANTY DEED

Karen Johnson
Batch # 1212534
12/04/2024 10 59 23 AM
Fees $13 00 Taxes $1,165 50

Davidson County
DEEDWARR
2 pgs

20241204-0094157

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2024

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Jduck, LLC	Jduck, LLC	061 16 0 199 00
(NAME) 608 Ries Avenue	(NAME) 608 Ries Avenue	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randy S. Tatel, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jduck, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors 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 1 on the Plan of Kennedy & Graves Subdivision, a re-subdivision of part of Lots 40 and 42 of record in Plat Book 5210, page 193, Register's Office for said County, to which plat reference is hereby made for a more complete legal description

Beginning at an iron pin on the southwesterly margin of the dedicated right-of-way, along the southwesterly margin of McAlpine Avenue, thence along said right-of-way, South 59 degrees 36 minutes 24 seconds East 54 24 feet to a monument, thence South 23 degrees 00 minutes 58 seconds west 242 87 feet to an iron pin in the concrete, thence North 14 degrees 19 minutes 17 seconds west 78 26 feet to a monument, thence North 6 degrees 31 minutes 45 seconds East 62 90 feet to a monument, thence North 23 degrees 00 minutes 58 seconds West 120 0 feet to the point of beginning

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-JDUCK-24-1306

Being the same property conveyed to Randy S Tatel and wife, Joan L Marco from Don Neil Brown and D Lewis Kempfer, Jr , both unmarried by Warranty Deed dated April 30, 1997 and recorded on May 2, 1997, in Book 10439, Page 222, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Randy S Tatel, for his sole and separate estate from Joan Loretta Marco by Quitclaim Deed dated January 29, 2002 and recorded on February 13, 2002, in Instrument No. 20020213-0019146, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

This is improved property, known as 1306 McAlpine Ave , Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever, and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand this 26th day of November, 2024

Randy S Tatel

STATE OF Oregon
COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Randy S Tatel, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26th day of November, 2024

Notary Public

My Commission Expires 1/10/2028

(SEAL)

OFFICIAL STAMP
JUANITA ANN WILLIAMS
NOTARY PUBL.C OREGON
COMMISSION NO. 1043993
MY COMMISSION EXPIRES JANUARY 10, 2028