Karen Johnson Davidson County
Batch# 1215504 DEEDWARR
12/12/2024 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20241212-0096553

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-19-2028

(AFFIX SEAL)

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JM&KM Holdings, LLC	Same as New Owner	
(NAME) 1988 Red Jacket Trce	(NAME)	093-16-0D-001.00-CO
(ADDRESS) Spring Hill, TN 37174	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MEDIA STREET VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JM&KM HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Unit A as shown on the Plan of 135 Fain Street, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 135 Fain Street, of record as Instrument No. 20191004-0101948, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Parago, LLC, a Limited Liability Company by Quitclaim Deed from Akram Rozh of record in Instrument No. 20230113-0003109 Register's Office for Davidson County, Tennessee, dated January 09, 2023 and recorded on January 13, 2023.

Being the same property conveyed to Media Street Ventures, LLC, a Tennessee limited liablity company by Quitclaim Deed from Parago LLC, a Tennessee limited liability company of record in Instrument No. 20230719-0055594 Register's Office for Davidson County, Tennessee, dated July 12, 2023 and recorded on July 19, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 135A Fain Street, Nashville, TN 37210
(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.

JW2024-1158

Witness my hand this 10th day of December, 2024

MEDIA STREET VENTURES, LLC

BY: _____

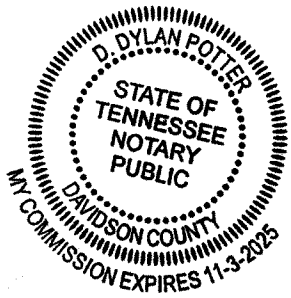
BLAKE C. BARS, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Blake C. Bars, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Media Street Ventures, LLC, and that he as such Member of Media Street Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Media Street Ventures, LLC.

Witness my hand and official seal this 10th day of December, 2024.

Commission expires:



_____
Notary Public

JW2024-1158

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/10/24 (date of document).

Jennifer Russell
Affiant Signature

12/12/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

