Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 150
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County Batch # 1217682 DEEDWARR 12/18/2024 11:40:19 AM 2 pgs Fees: $13.00 Taxes: $2,553.00 20241218-0098197	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $690,000.00. Affiant Subscribed and sworn to before me, this the 6th day of December, 2024. Notary Public My commission expires:

CARLIE VAN HUIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Connor Hart Amie Hart	NEW OWNER	072-03-0-288.00
1143 Shelton Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **J3 REMODELING LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNOR HART AND AMIE HART, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Westerly 36.8 feet of Lot No. 76 and the Easterly 8.2 feet of Lot No. 77 on the Plan of Inglewood Place of record in Plan Book 332, page 101, said Register's Office, and described according to a survey by John Kohl, Surveyor, dated November 9, 1976, as follows:

Beginning at a point in the Northerly margin of Shelton Avenue, said point being Westerly 102 feet from the Northwesterly point of intersection of Shelton Avenue and Katherine Street; thence leaving the Northerly margin of Shelton Avenue, Northerly 186 feet, more or less, to a point in the rear line of lot No. 99 on said plan, said point being Easterly 36.8 feet from the original common rear corner of Lots No. 76, 77, 98 & 99 on said plan; thence Westerly 45 feet to a point in the rear line of Lot No. 98 on said plan and being Westerly 8.2 feet from the original common rear corner of Lots No. 76, 77, 98 & 99 on said plan; thence Southerly 186 feet, more or less, to a point in the Northerly margin of Shelton Avenue; thence with the Northerly margin of said Avenue, Easterly 45 feet to the point of beginning.

Being the same property conveyed to A. Gene Riddle and wife, Mary A. Riddle by Warranty Deed from Eunice B. Kinzalow, unmarried of record in Book 7315, page 114, Register's Office for Davidson County, Tennessee, dated July 30, 1987 and recorded on August 04, 1987.

Being the same property conveyed to J3 Remodeling, LLC, a Tennessee Limited Liability Company by Warranty Deed from A. Gene Riddle and Mary A. Riddle, husband and wife of record in Instrument No. 20240813-0061439 Register's Office for Davidson County, Tennessee, dated August 02, 2024 and recorded on August 13, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1143 Shelton Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of December, 2024.

J3 Remodeling LLC, a Tennessee Limited Liability Company

By: _____
Marissa Francis, Member

By: _____
Jake Francis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marissa Francis and Jake Francis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of J3 Remodeling LLC, a Tennessee Limited Liability Company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of December, 2024.

_____
Notary Public

My Commission Expires: 3.3.25

