Karen Johnson Davidson County
Batch# 1218249 DEEDWARR
12/19/2024 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20241219-0098560

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $585,000.00.

Affiant

Subscribed and sworn before me this the 18th day of December, 2024.

Notary Public
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Henry Hamlin 1608 Sumner Ave Nashville, TN 37206	Cadence Bank 5217 Maryland Way Brentwood TN 37027	083-06-0-070.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAK PROPERTY MANAGEMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **HENRY HAMLIN AND LINDSEY ANDERSON HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Numbers 15 and 16 on the Plan of Subdivision of Lots No. 8-9-10 and part of Lot No. 7 in Block "A", Lots No. 13-14 in Block "B", All of Block "C" in Subdivision of Weakley Place, of record in Plat Book 547, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to JAK Property Management, LLC, a Tennessee limited liability company, by Quitclaim Deed from Katherine J. Schoeff-Webb, formerly Katherine Schoeff, dated 06/17/2020 and recorded 6/19/2020 in Instrument No. 20200619-0065873, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Katherine Schoeff by Warranty Deed from Tyson Owen Schoeff, dated 07/14/2003 and recorded 08/06/2003 in Instrument No. 20030806-0111786, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1608 Sumner Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 18th day of December, 2024.

Jak Property Management LLC, a Tennessee Liability Company
By: _____
Katherine J. Schoeff-Webb, Members

By: _____
Donald E. Webb, Members

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Katherine J. Schoeff-Webb and Donald E. Webb with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the member of the within named bargainor, a JAK Property Management, LLC, A Tennessee Liability Company and that they, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the JAK Property Management, LLC, A Tennessee Liability Company by the said Katherine J. Schoeff-Webb, and Donald E. Webb as such members.

Witness my hand and official seal this 18th day of December, 2024.

My Commission Expires:

7/17/26

_____
Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

202412190098560

True Copy Certification

I, **Tonya Cherry,** 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 this the 18 day of December, 2024.

Affiant Signature
Date 12/18/24

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

