WARRANTY DEED

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

JM-RRL-24-501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,888 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Adam & Jacobson Investments, LLC	**SAME AS NEW OWNER**	
(NAME)	Karen Johnson Batch # 1218364 12/19/2024 11 41 34 AM Fees $13 00 Taxes $1,845 89	Davidson County DEEDWARR 2 pgs
940 Maxwell Ave	20241219-0098717	**133-01-055 00**
(ADDRESS)		
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **REINDEER RENOVATIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM & JACOBSON INVESTMENTS, LLC, A MEMBER-MANAGED TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No 40 and the easterly one-half of Lot 39 of Patterson's Subdivision of Maple Hill, of record in Book 332, Page 75, Register's Office of Davidson County, Tennessee Said Lot 40 and the easterly one-half of Lot 39 front together 75 ft on the south side of McIver St , and run back between parallel lines 175 ft to an alley, the easterly line of Lot 40 running back with Mead Ave

Being the same property conveyed to Lucy F K Torndahl and husband, Otto V Torndahl by Warranty Deed from Rosemary Blakely, Executrix of the Estate of Ann T Morris dated July 28, 1999 and recorded July 30, 1999 in Book 11597, Page 632, Register's Office of Davidson County, Tennessee

Further being the same property conveyed to Reindeer Renovations, LLC by Warranty Deed from Lucy F K Torndahl and husband, Otto V Torndahl dated December 16, 2024 and recorded on 12-19-24, in Instrument No 20241219-0098716 Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 332, Page 75, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **501 McIver St, Nashville, Tennessee 37211**

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), 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 the 16th DAY OF DECEMBER, 2024

Reindeer Renovations LLC

BY _____
Rudy David Mahosky
Member of Sunny Day REI LLC

ITS Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUDY DAVID MAHOSKY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of SUNNY DAY REI, LLC, MEMBER OF REINDEER RENOVATIONS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 11th day of December, 2024

_____
Notary Public
My Commission Expires _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212