Karen Johnson Davidson County
Batch# 1220908 DEEDWARR
12/27/2024 12:36:30 PM 4 pgs
Fees: $23.00 Taxes: $37.00
20241227-0100520

Warranty Deed

JAMIE J OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES 03/31/2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $10,000.00. Carmen Coates Affiant Subscribed and sworn to before me, this the 20th day of December, 2024. Notary Public My commission expires: 3/31/2025

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:
Adam & Jacobson Investments, LLC	New Owner(s)	081-06-0-468.00 169-00-0-017.00 015-00-0-170.00
2126 15th Avenue North, 101A		
Nashville, TN 37208		

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, **JOHN H. MONTGOMERY, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Property 1:

A certain parcel or tract of land in Davidson County, Tennessee, described as follows:

Part of Lots 16 and 17 in Geo Shields 2nd Addition to North Nashville, a Plan of which is of record in Plat Book 57, Page 146, Register's Office of Davidson County, Tennessee, being all of said Lots 16 and 17 except that part of same described and conveyed in a deed dated November 22, 1929, from Nashville Trust Company, Trustee, to the Trustees of the North end Baptist Church, and Registered in Book 737 Page 178, in Register's Office of Davidson County, Tennessee, that part of said lots so retained is further described as follows:

Beginning at a point in the east margin of 23rd Avenue North, which is 28.88 feet South of the Southeast corner of said 23rd Avenue, North, and the 12 foot Alley between Buchanan Street and St. Louis Street, thence in a Southerly direction with the East Margin of 23rd Avenue North a distance of 121.22 feet more or less, to the Northeast corner of 23rd Avenue, North, and Buchanan Street; thence with the North line of Buchanan Street 131.5 feet to the Southeast corner of said Lot 16; thence North along the East line of said Lot 16, 3.5 feet, more or less, to a point which is 17.9 feet from the North Rail of the North Tract of The Tennessee Electric Power Company Street Railway; thence in a Westerly and Northerly direction Parallel with and 17.9 feet distant from said Rail of said Tract 200.22 feet, more or less, to the point of beginning.

Being a portion of the same property conveyed to The Tennessee Electric Power Co. by Deed from Nashville Trust Co., Trustee, of record in Book 1118, page 535, Register's Office for Davidson County, Tennessee, dated May 20, 1940 and recorded on May 21, 1940.

Final Decree Confirming Sale from Cristi Scott, Clerk and Master for the Chancery Court for Davidson County, Tennessee, vesting title to the subject property to Dainon T. Sidney of record in Instrument No. 20060626-0075903, to Kevin Flemming in Instrument No. 20101129-0094708; and to John H. Montgomery in Instrument No. 20120823-0075899, as amended in Instrument No. 20131031-0113131, Register's Office for Davidson County, Tennessee.

Property 2:

Land lying wholly within the Davidson County, Tennessee, and bound in general by Mangrum on the West, Old Harding Road on the North Highway 100 on the South and Pickney on the East, and more particularly described according to a survey by C. K. McLemore, dated September-October 1983, as follows:

Beginning at an iron post in the Northern margin of Tennessee Highway 100 at Pickney's Southwest corner as described in book 2810, page 217, Register's Office for Davidson county; thence with the following three calls along the southern boundary of Old Harding Road; North 85 degrees 13 minutes West 50.8 feet; North 82 degrees 05 minutes West 49.3 feet; North 58 degrees 36 minutes West 71.5 feet to an iron post in Mangrum's East line; thence with his East line, South 13 degrees 23 minutes West 79.0 feet to the Northern margin of Tennessee Highway 100, thence with said North margin, North 78 degrees 18 minutes East 182.6 feet to the point of beginning and containing 0.1 acre, more or less.

Being a portion of the same property conveyed to Roger C. Brown and wife, Mildred C. Brown by Chancery Court Deed from Christina Norris, Clerk and Master, of record in Book 6491, page 106, Register's Office for Davidson County, Tennessee, dated January 07, 1985 and recorded on February 12, 1985. The said Roger C. Brown and wife, Mildred C. Brown having since divorced as evidenced by Final Decree entered on January 30, 1990, and recorded in Instrument No. 20030701-0091096, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Roger Coleman Brown, an unmarried person by Quitclaim Deed from Mildred Christine Brown of record in Book 8099, page 900, Register's Office for Davidson County, Tennessee, dated April 19, 1990 and recorded on May 01, 1990.

Being the same property conveyed to John H. Montgomery by Final Decree Confirming Sale from the Clerk and Master of the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20090604-0051589, Register's Office for Davidson County, Tennessee, dated June 17, 2008 and recorded on June 4, 2009.

Property 3:

The Private Right of Way known as Minton Court a/k/a Paradise Ridge Trail as shown on Plat Book 7900, Page 411, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Lucian Minton and wife, Jo Ann Minton by Installment Deed from Willie E. Duke and wife, Lois Hazel Duke of record in Book 4466, Page 666, Register's Office for Davidson County, Tennessee, dated January 25, 1969 and recorded on December 15, 1970.

Being the same property conveyed to Johnny Merrimon and Virgincita Merrion by Final Decree Confirming Sale from Cristi Scott, Clerk and Master, of record in Instrument No. 20061211-0152631, Register's Office for Davidson County, Tennessee, dated October 24, 2006 and recorded on December 11, 2006.

Being the same property conveyed to John H. Montgomery by Final Decree Confirming Sale from Cristi Scott, Clerk and Master, of record in Instrument No. 20120823-0075896, Register's Office for Davidson County, Tennessee, dated July 30, 2012 and recorded on August 23, 2012.

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 2212 Buchanan Street, Nashville, TN 37208, 0 Highway 100, Nashville, TN 37221, & 2654 Morgan Rd., Joelton, TN 37080, 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 20th day of December, 2024.

John H. Montgomery

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 John H. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2024.

Notary Public

My Commission Expires: 03/03/2025

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 20. 2024.

Affiant Signature

27th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202412270100520