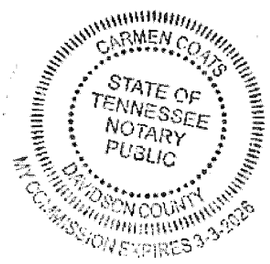
Karen Johnson Davidson County
Batch# 1222402 DEEDWARR
01/02/2025 09:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20250102-0000095

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00. John Smith Affiant Subscribed and sworn to before me, this the 30th day of December, 2024. Carmen Coats Notary Public My commission expires: 3/3/26

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)	092-05-0-229.00 & 092-05-0-230.00
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, **JAMES L. SMITH, MARRIED,** 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:

As to 909 31st Avenue North:
Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Fisk University Place Plan of North Nashville, which is unrecorded in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 25 feet on the West side of Home Street, now 31st Avenue North, and extends back Westerly between parallel lines 150 feet to an alley.

Being the same property conveyed to John W. Smith, Jr. and wife, Fannie C. Smith by Warranty Deed from Fannie Richardson, Trustee and J.A. Black (Mrs. Richardson bought the property as Trustee for her son J.A. Black, who has joined her in this conveyance) of record in Book 2963, page 33, Register's Office for Davidson County, Tennessee, dated March 25, 1958 and recorded on March 25, 1958.

Being the same property conveyed to James L. Smith by Quitclaim Deed from Jenise Renee Smith and Joyce Smith-Blair of record in Instrument No. 20050509-0052253 Register's Office for Davidson County, Tennessee, dated May 03, 2005 and recorded on May 09, 2005.

The said Fannie Cowan Smith having died on or about June 17, 2002. See Affidavit of Heirship of record in Instrument No. 20050504-0050196.

The said John Wesley Smith, Jr. having died on or about January 13, 1999. See Affidavit of Heirship of record in Instrument No. 20050504-0050195.

As to 31st Avenue North:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Fisk University Place Plan of North Nashville, which is unrecorded in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 9 fronts 25 feet on the West Side of Homes Street, now 31st Avenue, North, and extends back westerly between parallel lines 150 feet to an alley.

Being the same property conveyed to John Otey, Jr. by Chancery Court Deed from Raymond L. Barrett, Clerk and Master of the Chancery Court of Davidson County, Tennessee of record in Book 5016, page 467, Register's Office for Davidson County, Tennessee, dated November 19, 1975 and recorded on April 19, 1976.

Being the same property conveyed to James L. Smith by Quitclaim Deed from John H. Otey, Jr. of record in Instrument No. 20240923-0073444 Register's Office for Davidson County, Tennessee, dated September 20, 2024 and recorded on September 23, 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 909 31st Avenue North, Nashville, TN 37209, 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 30th day of December, 2024.

James L. Smith

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 James L. Smith, 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 30th day of December, 2024.

Notary Public

JONICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Sandra Irene Jackson Smith, spouse of James L. Smith, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Sandra Irene Jackson Smith

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 Sandra Irene Jackson Smith, 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 30th day of December, 2024.

Notary Public

MONICA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

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. 30. 2024.

Affiant Signature

2nd day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2025

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