WARRANTY DEED

Karen Johnson
Batch # 1223060
01/03/2025 12 54 20 PM
Fees $13 00 Taxes $3,052 50

Davidson County
DEEDWARR
2 pgs

20250103-0000636

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

T-LUX-24-1219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 5-5-25

(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)
Emma Arteaga	**United American Mortgage Corp**	
(NAME)	(NAME)	**081-16-0-120 00**
1075 Timberline Place	**3198 Airport Loop Ste F**	
(ADDRESS)	(ADDRESS)	
Alpharetta, GA 30005	**Costa Mesa, CA 92626**	
(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, **JAC INVESTMENT, 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 **EMMA ARTEAGA, A SINGLE WOMAN,** 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 62 and the Northerly 33-1/3 feet of Lot No 61 on the plan of D T McGavock and Others Addition to the Town of McGavock, as of record in Book 21, page 41, Register' s office for Davidson County, Tennessee

Said Lot No 62 and the Northerly part of Lot No 61 front together 83 1/3 feet on the Westerly side of 11th Avenue North, formerly Fillmore Avenue, and run back between parallel lines 150 feet to an alley

Being the same property conveyed to JAC Investment, LLC by Warranty Deed from W Delano Meriwether, Sr of record in Instrument No 20181115-0112436 Register's Office for Davidson County, Tennessee, dated November 09, 2018 and recorded on November 15, 2018

This conveyance is subject to
- Taxes for the year 2025, and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Deed Restriction of record in Book 4136, Page 296, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20211013-0137470, in the Register's Office for Davidson County, Tennessee
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1219 11th Ave N., Nashville, Tennessee 37208**

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 31st DAY OF DECEMBER, 2024.

JAC Investment, LLC

BY _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of JAC INVESTMENT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 31st of December, 2024

_____
Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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