Karen Johnson Davidson County
Batch# 1229777 DEEDWARR
01/23/2025 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20250123-0005346

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of January, 2025.

(Affix Seal) Notary Public

My Commission Expires: 11/2/2026

2024-08-2093

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owners:	Send Tax Bills To:	Tax ID:
Just Justifying, LLC 1602 17th Avenue South Nashville, TN 37212	**New owner**	Map/Parcel 104-08-0-317.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Midsouth Home & Property, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Just Justifying, LLC, a Texas Limited Liability Company**, hereinafter called the GRANTEE, its 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 part of Lot No. 54 on the Plan of O. B. Hayes Plan of "Large Lots", of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of 17th Avenue South, formerly Addison Avenue, eighty-one (81) feet Southerly from the North line of said Lot No. 54, running thence Eastwardly, parallel with said last mentioned line, one hundred and fifty-two and one half (152 1/2) feet to the West margin of an alley; thence Southerly with said alley forty-two (42) feet, and thence Westwardly parallel with said line of Lot 54, one hundred and fifty-two and one half (152 1/2) feet to said 17th Avenue, and thence Northerly with said avenue forty-two (42) feet to point of beginning.

Being the same property conveyed to Suzanne Strickland by Warranty deed from Arthur John Ulm, married of record in Instrument No. 20141006-0092309 Register's Office for Davidson County, Tennessee, dated October 03, 2014 and recorded on October 06, 2014.

Being the same property conveyed to MidSouth Home & Property, LLC, a Tennessee limited liability company by Warranty Deed from Suzanne Strickland, married, dated November 25, 2019 and recorded December 2, 2019 in Instrument No. 20191202-0123217, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 paid at closing by the seller, Davidson County property taxes for the year 2025 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1602 17th Avenue South, Nashville, TN 37212.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 13 day January, 2025.

Midsouth Home & Property, LLC, a Tennessee Limited Liability Company

By: _____ MEMBER
Brad Gibson, Sole Member

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~WILLIAMSON~~ Delaware

Before me, Brandy N Jordan of the state and county mentioned, personally appeared Brad Gibson, Sole Member of Midsouth Home & Property, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Midsouth Home & Property, LLC, the within named bargainor, a Limited Liability Company, and that such Brad Gibson, Sole Member of Midsouth Home & Property, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Franklin, this 09 day of January, 2025.

_____
Notary Signature

Printed Name: Brandy N Jordan

My commission expires: 12-22-2025

BRANDY N JORDAN
Notary Public
State of Ohio
My Comm. Expires
December 22, 2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 1/21/2025 (date of document).

Affiant Signature

1/21/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

