Karen Johnson Davidson County
Batch# 1230292 DEEDWARR
01/27/2025 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20250127-0006028

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is **$155,000.00** (One Hundred Fifty Five Thousand.)

AFFIANT

Subscribed to and sworn before me this 24th day of January 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES:

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Jennava Laska<br>1007 Falls Avenue<br>Nashville, TN 37115 | **SAME AS NEW OWNER** | 092-05-0-355.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PICKET POST LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JENNAVA LASKA, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

**Being a Tract of land in the 21st Councilmanic District of Davidson County, Tennessee and being Lot No. 7 on the Plan of G. E. Jackson Subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Beginning at a point in the West right-of-way of 32nd Avenue North, being the Northeast corner of the herein described tract and the Southeast corner of said Lot 6; Thence running with 32nd Avenue North, South 20 degrees 35 minutes 20 seconds East , 30.00 feet to a point and being in the North right-of-way of Torbett Street; Thence leaving 32nd Avenue North, and running with Torbett Street, South 74 degrees 53 minutes 11 seconds West, 140.00 feet to a point in the East right-of-way of Alley No. 1181, being 12 feet wide per Plat Book 161, Page 86; Thence leaving Torbett Street and running with the East right-of-way of Alley No, 1181 , North 20 degrees 35 minutes 20 seconds West, 30.00 feet to a point and common corner with Lot 6; Thence with Lot 6, North 74 degrees 53 minutes 11 seconds East, 140.00 feet to the point of beginning and containing 4,180.84 square feet, or 0.096 acres, more or less.**

**Being the same property conveyed to Picket Post LLC, a Tennessee Limited Liability Company by Warranty Deed from Hensley Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200603-0056770 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 3, 2020.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**713 32ND AVENUE**<br>**NASHVILLE, TN 37209** |
|---|---|---|

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2024117310

**WITNESS,** this 23 day of January 2025.

**Picket Post LLC, a Tennessee Limited Liability Company**

**By: Brenda McBride, Authorized Member**

STATE OF PENNSYLVANIA )
COUNTY OF Montgomery )

On this 23rd day of January 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brenda McBride** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me that she is one of the members of Picket Post, LLC, a member-managed Tennessee Limited Liability Company, and that she, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said Picket Post, LLC, by signing her name as such member.

Witness my hand and official seal on this the 23rd day of January 2025.

Notary Public

Commission Expires: September 19 2028

Commonwealth of Pennsylvania - Notary Seal
NICHOLAS NICOSIA - Notary Public
Montgomery County
My Commission Expires September 19, 2028
Commission Number 1449696

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 January 23rd, 2025

Affiant Signature

01/23/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 23rd day of January, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY