Karen Johnson Davidson County
Batch# 1230305 DEEDWARR
01/27/2025 11:12:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20250127-0006042

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF JANUARY, 2025.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam & Jacobson Investments, LLC	new owner	
(NAME)	(NAME)	120 00 0 031.00 & 120 13 0 001.00
2126 15th Ave N, #101A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **TN Properties LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS 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, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1 - TAX MAP AND PARCEL NO. 12000003100

A TRACT OF LAND IN THE 2ND, FORMERLY THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 2 ON THE MAP SHOWING SUBDIVISION OF THE N. F. TURBEVILLE ESTATE, AS OF RECORD IN BOOK 547, PAGE 143, REGISTER'S OFFICE FOR SAID COUNTY, BEING TRACTS NOS. 1 AND 2 ON A SURVEY MADE BY Z. L. WILKINSON, SURVEYOR, APRIL 2, 1954, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF CURREY ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO ERNEST R. NEELY R. NEELY, JR. AND WIFE, BY DEED FROM THOMAS J. HUDSON AND WIFE, OF RECORD IN BOOK 2279, PAGE 502, SAID REGISTER'S OFFICE, BEING THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID 2 LOTS WESTWARDLY 386 FEET TO A POINT IN THE CENTER OF MILL CREEK; THENCE WITH THE CENTER OF SAME SOUTH 4 DEGREES 30 MINUTES EAST 16 FEET, AND SOUTH 6 DEGREES 30 MINUTES WEST 60 FEET TO AN IRON PIN IN THE CENTER OF SAID MILL CREEK WHICH IS ALSO WITHIN THE RIGHT-OF-WAY OF THE N. C. & ST. L. RAILROAD; THENCE SOUTH 75 DEGREES EAST 523.22 FEET TO THE WESTERLY MARGIN OF SAID CURREY ROAD; THENCE WITH SAME NORTHWARDLY 321.8 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM IS THAT PART OF THE LAND IN QUESTION WHICH WAS CONVEYED TO N. C. & ST. L. RAILWAY BY DEED FROM GLENN CHAPPELL AND WIFE, OF RECORD IN BOOK 1371, PAGE 331, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE BOUNDARY LINE BETWEEN LANDS BELONGING TO US AND THOSE OF T. E. WILLIAMS, WHICH IS 100 FEET NORTHWEST OF THE SOUTHEAST CORNER OF OUR LAND, IF MEASURED ALONG THE LAST MENTIONED BOUNDARY LINE AND 25 FEET SOUTHEAST OF THE LOCATED CENTER LINE OF THE NASHVILLE, CHATTANOOGA & ST. LOUIS RAILWAY'S VULTES SPUR TRACT AS STAKED ON THE AROUND IF MEASURED AT RIGHT ANGLES THERETO; THENCE NORTHWESTWARDLY WITH THE SAID BOUNDARY LINE BETWEEN OUR LANDS AND THOSE OF WILLIAMS, CROSSING SAID LOCATED CENTER LINE AT 30 FEET THROUGH SURVEY STATION 6-96, 59 FEET IN ALL, TO A STAKE WHICH IS 25 FEET NORTHWEST OF SAID LOCATED CENTER LINE IF MEASURED ALONG A LINE AT RIGHT ANGLES THERETO; THENCE NORTHEASTWARDLY, PARALLEL WITH AND AT ALL POINTS 25 FEET

DISTANT FROM THE SAID LOCATED CENTER LINE, 124 FEET TO THE EAST BOUNDARY OF OUR LAND, THE SAME BEING THE WEST MARGIN OF CURREY ROAD; THENCE SOUTHWARDLY, WITH THE SAID EAST BOUNDARY LINE, CROSSING SAID LOCATED CENTER LINE AT 27 FEET, THROUGH SURVEY STATION 8-08, 54 FEET IN ALL TO A STAKE WHICH IS 25 FEET SOUTHEAST FROM THE SAID LOCATED CENTER LINE IF MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTHWESTWARDLY, PARALLEL WITH AND AT ALL POINTS 25 FEET DISTANT FROM SAID LOCATED CENTER LINE, 94 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES.

SUBJECT TO EASEMENT FOR RIGHT-OF-WAY OF N. C. & ST. L. RAILROAD LYING WITHIN BOUNDARIES OF PREMISES AS HEREIN DESCRIBED

TRACT 2 - TAX MAP AND PARCEL NO. 12013000100

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON, TENNESSEE, BEING PART OF LOT NO. 5

NORMAN D. RICHARDSON'S RE-SUBDIVISION, OF RECORD IN BOOK 2330, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT NO. 5; THENCE SOUTH 80 DEGREES AND 09 MINUTES EAST 202 FEET, MORE OR LESS, TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION WITH THE NORTH MARGIN OF THE VULTES SPUR RIGHT-OF-WAY 258.5 FEET TO A POINT; THENCE IN A NORTH-WESTERLY DIRECTION 182 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID TRACT OF LAND BEING IN THE SHAPE OF A TRIANGLE.

Being The Same Property Conveyed to Ernest Crick and Wife, Mary R. Crick By Installment Deed From Thomas J. Hudson And Wife, Polly G. Hudson, Dated February 18, 1958 And Recorded February 21, 1958 In The Register's Office For Davidson County, Tennessee.

Said Ernest Crick having died August 23, 1990 leaving Mary E. Crick as surviving tenant by the entirety. Mary E. Crick having died intestate on March 18, 2015. Pursuant to Intestate Succession and Affidavits of Heirship of record in Instrument No. 20240322-0020217, and Affidavits of Heirship of record in Instrument No. 20240322-0020218 and Affidavits of Heirship of record in Instrument No.20240322-0020219 ,and Affidavits of Heirship of record in Instrument No.20240322-0020220 and Affidavits of Heirship of record in Instrument No. 20240322-0020221 and Instrument No. 20240322-0020222 title is vested in Peggy Messer and Ronnie R. Crick. Peggy Messer having died intestate on June 25, 2023. Pursuant to Intestate Succession and Affidavits of Heirship of record in Instrument No. 20240322-0020223 and Instrument No. 20240322-0020224 Peggy Messer's interest in subject property is vested in Carla Quinlan and Laura Smith.

BEING THE SAME PROPERTY CONVEYED TO ERNEST CRICK AND WIFE, MARY R. CRICK FROM LLOYD ALLISON AND WIFE, CAROL B. ALLISON, BY WARRANTY DEED DATED JULY 27, 1960 AND RECORDED AUGUST 8, 1960 IN BOOK 3102, PAGE 500, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. (Tract 2)

Being the same property conveyed to Tallulah Realty LLC, a Tennessee Limited Liability Company by Warranty Deed from Laura Smith and Carla Quinlan and Roderick R. Crick of record in Instrument No. 20240325-0020297 Register's Office for Davidson County, Tennessee, dated March 8, 2024 and recorded on March 25, 2024.

Being the same property conveyed to TN Properties LLC by Warranty Deed from Tallulah Realty LLC, of record in Instrument No. 20240327-0021326 Register's Office for Davidson County, Tennessee, dated March 8, 2024 and recorded on March 27, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 923 Currey Rd. Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 22nd day of January, 2025.

TN Properties LLC

member

By: Janis Rittersbeek, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Janis Rittersbeek**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a **Member** of **TN Properties LLC**, and that she as such **Member**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **TN Properties LLC**, in her capacity as **Member**.

WITNESS my hand and official seal at office this 22nd day of January, 2025.

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28

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 January 22, 2025.

Affiant Signature

27th day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th 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