Karen Johnson
Batch # 1245907
03/11/2025 02 46 33 PM
Fees $13 00 Taxes $1,110 00
Davidson County
DEEDWARR
2 pgs
20250311-0018473

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $300,000.00. Affiant Subscribed and sworn to before me, this the 19th day of February, 2025. Notary Public My commission expires.

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

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.
Ryan Straus	Guaranteed Rate	060-16-0-325 00
2732 Bullock Avenue	3940 N. Ravenswood	
Nashville, TN 37207	Chicago, IL 60613	

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, **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN STRAUS, AN UNMARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Meadow Valley Estates of record in Plat Book 8250, Page 617, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brenda Turner by Warranty Deed from John Denton of record in Instrument No. 20040726-0088967 Register's Office for Davidson County, Tennessee, dated June 30, 2004 and recorded on July 26, 2004.

Said Brenda Turner having deceased on or about March 25, 2022.

Being the same property conveyed to J. Carlton Drumwright, Trustee by Quitclaim Deed from Brieun Evans of record in Instrument No. 20230828-0066964, Register's Office for Davidson County, Tennessee, dated August 26, 2023 and recorded on August 28, 2023.

Being the same property conveyed to Brieun Evans by Quit Claim Deed from J. Carlton Drumwright, Trustee of record in Instrument No. 20230828-0066964, dated August 26, 2023 and recorded on August 28, 2023.

Being the same property conveyed to Adam & Jacobson Investments LLC, a Tennessee limited liability company by Warranty Deed from Breiun Evans, sole heir-at-law of Brenda Turner of record in Instrument No. 20230907-0070379 Register's Office for Davidson County, Tennessee, dated August 30, 2023 and recorded on September 07, 2023.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # G-SR-25-2732

Said Brenda Turner having deceased on or about March 25, 2022.

Affidavit of Heirship of record in Instrument No. 20230823-0065827, Instrument No. 20230907-0070377 and 20230907-0070378.

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 2732 Bullock Avenue, Nashville, TN 37207, 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 19th day of February, 2025.

Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company

By:_____
Morgan Adam Less, Authorized Member

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 Morgan Adam Less, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 19th day of February, 2025.

_____
Notary Public

My Commission Expires: 1·22·29

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029