Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 B[illegible]rton Hills Blvd , Suite [illegible]
[illegible]

WARRANTY DEED

HOLLY WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04 2027

JM-RG-25-501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1246150
03/14/2025 10 26 21 AM
Fees $13 00 Taxes $2,405 00

Davidson County
DEEDWARR
2 pgs

20250314-0018774

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Logan Dickinson	**Same As New Owner**	
(NAME)	(NAME)	**133-01-0-055 00**
501 McIver St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ADAM & JACOBSON INVESTMENTS LLC, A MEMBER-MANAGED TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOGAN DICKINSON, AN UNMARRIED MAN,** 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 40 and the easterly one-half of Lot 39 of Patterson's Subdivision of Maple Hill, of record in Book 332, Page 75, Register's Office of Davidson County, Tennessee

Said Lot 40 and the easterly one-half of Lot 39 front together 75 ft on the south side of McIver St , and run back between parallel lines 175 ft to an alley, the easterly line of Lot 40 running back with Mead Ave

Being the same property conveyed to Adam & Jacobson Investments, LLC, a Member-Managed Tennessee Limited Liability Company by Warranty Deed from Reindeer Renovations , LLC, a Tennessee Limited Liability Company of record in Instrument No 20241219-0098717 Register's Office for Davidson County, Tennessee, dated December 16, 2024 and recorded on December 19, 2024

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 332, Page 75, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **501 McIver St, Nashville, Tennessee 37211**

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 12th DAY OF MARCH, 2025

Adam & Jacobson Investments LLC

BY _____
Gabriel Ishi Jacobson Von Meier

BY _____
Morgan Adam Less

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GABRIEL ISHI JACOBSON VON MEIER, 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 of ADAM & JACOBSON INVESTMENTS LLC the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 12th of March, 2025

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORGAN ADAM LESS, 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 of ADAM & JACOBSON INVESTMENTS LLC the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 12th of March, 2025

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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