WARRANTY DEED

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

B-JMR-25-916

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 17th 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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
JMR Investments LLC	SAME AS NEW OWNER	
(NAME)	(NAME)	**072-13-0-207 00**
209 Woodford Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **CHANDA GONET, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JMR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the westerly 20 feet of Lot No 11 and the easterly 40 feet of Lot No 12 on the Map of Springdale Subdivision, as of record in Book 974, page 18, Register's Office for said County

Said parts of Lots Nos 11 and 12 fronts together 60 feet on the southerly side of Strouse Avenue and runs back between parallel lines 119 feet to a dead line

Being the same property conveyed to Chanda Taylor, unmarried, and Kent Taylor, married by Warranty Deed from James Roberts and Eric Sox of record in Instrument No 20121018-0095694 Register's Office for Davidson County, Tennessee, dated September 27, 2012 and recorded on October 18, 2012

Being the same property conveyed to Chanda Gonet, a married woman (formerly known as Chanda Taylor) by Quitclaim Deed from Kent Taylor, a married man of record in Instrument No 20200715-0077313 Register's Office for Davidson County, Tennessee, dated July 13, 2020 and recorded on July 15, 2020 Said property is not and has never been the primary marital residence of the within named Grantor

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 18, 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 **916 Strouse Ave, Nashville, Tennessee 37206**

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

Karen Johnson
Batch # 1248306
03/20/2025 08 02 39 AM
Fees $18 00 Taxes $1,110 00

Davidson County
DEEDWARR
3 pgs

20250320-0020095

Witness my/our hand(s) this the 17th DAY OF MARCH, 2025.

Chanda Gonet

Chanda Gonet

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHANDA GONET, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 March 7, 2025

Affiant Signature

March 18, 2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 18th day of March, 2025

Notary's Signature



My Commission Expires 05/08/28
Date

Notary's Seal (if on paper)