Prepared by
Record and Return to:
[illegible]

WARRANTY DEED

Karen Johnson
Batch # 1248434
03/20/2025 10 19 31 AM
Fees $13 00 Taxes $5,735 00

Davidson County
DEEDWARR
2 pgs

20250320-0020326

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000 00

KMB
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kevin Smith and Margaret Ann Jones	New owner	
(NAME)	(NAME)	
3310 Nevada Avenue		092-13-0-367 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **1029 14TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN SMITH AND MARGARET ANN JONES, BOTH UNMARRIED, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, 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. 101 on the Map of Hortense Place, of record in Plat Book 161, Page 167, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 1029 14th Ave Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Elliott Development, LLC, a Tennessee Liability Company, of record in Instrument No. 20211028-0145159 Register's Office for Davidson County, Tennessee, dated October 27, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 3310 Nevada Avenue, Nashville, TN 37209
(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 17TH day of March, 2025

1029 14TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY._____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of 1029 14th Avenue, LLC, a Tennessee Limited Liability Company, and that he as such Authorized Agent of 1029 14th Avenue, LLC, a Tennessee Limited Liability Company, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of 1029 14th Avenue, LLC, a Tennessee Limited Liability Company.

Witness my hand and official seal this 17TH day of March, 2025.

Commission expires



Notary Public