WARRANTY DEED

Karen Johnson Davidson County
Batch# 1268547 DEEDWARR
05/05/2025 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20250505-0034595

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$900,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/5/2025

(AFFIX SEAL)

L. DYKE TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Poora Properties, a Tennessee General Partnership	Poora Properties, a Tennessee General Partnership	092-12-0-262.00
(NAME)	(NAME)	
214 19th Ave N	117 Vaughns Gap Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37205	
(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 considerations, the receipt of which is hereby acknowledged, I/we Joseph R Jackson, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Poora Properties, a Tennessee General Partnership, hereinafter called the GRANTEE(S), his/her/their 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 parts of Lot Nos. 180 and 181 in Boyd's Home Tract, as of record in Book 21, Page 39, Register's Office for said County, more particularly described as follows:

Beginning at a point on the easterly margin of 19th Avenue 50 feet south of the southeastern corner of said 19th Avenue and State Street and running thence eastwardly 100 feet parallel with State Street to the West margin of Lot No. 182; thence southwardly along the west margin of Lot No. 182, 47 feet, more or less, to a point; thence, westwardly along a line parallel with State Street, 100 feet to the east margin of 19th Avenue; thence, northwardly along the east margin of 19th Avenue, 47 feet, more or less, to the point of beginning.

Being the same property conveyed to Joseph R. Jackson by Warranty Deed from Malcolm L. Mimms, dated 11/04/1997, of record in Book 10682, Page 422, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 214 19th Ave N, Nashville, TN 37203
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 1st day of **May, 2025**.

Joseph R Jackson

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph R Jackson**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that **he** executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this **1st** day of **May, 2025.**

Notary Public:

My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Exp. 10-20-2027

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 5-1, 2025.

Affiant
Date: May 5, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 day of May, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.