Karen Johnson Davidson County
Batch# 1288493 DEEDWARR
06/23/2025 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250623-0049012

WARRANTY DEED

NICOLE STELLA NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/20/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES August 19, 2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 4006-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
JABB Properties	New Owner	025-04-0-041.00
214 West Cedar Street		
Goodlettsville, TN 37072		

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,

Casey D. Stupka, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JABB Properties LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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 9, on the Plan of W. C. Moncrief's Subdivision of the Mathes Land, Goodlettsville, Tennessee, not of record, described according to a survey made by J R Scott Surveyor October 24, 1944, as follows:

Beginning on the southerly margin of Cedar Street at the northwest corner of the property conveyed to Johnie Adam Bozeman and wife, by deed from W. C. Moncrief & Company, Inc., of record in Book 1404, Page 19, Register's Office for said county, being the corner of Lots 9 and 10; thence with the southerly margin of said street, westwardly 75 feet to the corner of lots Nos. 8 and 9; thence with the line between said two lots southwardly 150 feet; thence eastwardly 104 feet to the corner of Lot Nos. 9 and 10; thence with the line between said two lots northwardly 152 feet to the beginning.

Being the same property conveyed to Casey D. Stupka, a single woman by Warranty Deed from Stupka Inc., dated March 27, 2001 and recorded April 5, 2001 in Instrument No. 20010405-0033384, Register's Office of Davidson County, Tennessee. This was not the marital residence of Casey D. Stupka.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 214 West Cedar Street Goodlettsville, TN 37072

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on June 20, 2025.

Casey D. Stupka

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Casey D. Stupka, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 20, 2025.

Notary Public

My Commission Expires: August 19, 2028

NICOLA ESTRELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 4006-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or 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 June 20, 2025.

J. Carlton Drumwright

June 20, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 20, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY