**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 250751699**

Karen Johnson Davidson County
Batch # 1315347 **DEEDWARR**
08/27/2025 09 42 AM 2 pgs
Fees $13 00 Taxes $6,012 50
20250827-0068578

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $1,625,000 00.

Affiant

Subscribed and sworn to before me, this 26th day of August, 2025

Notary Public
My Commission Expires 1/20/29

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 30, 2029

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information |
|---|---|---|
| Jarrod Schwartz and Kimberly A. Schwartz<br>219 37th Avenue North<br>Nashville TN 37209 | New Owner | Tax Parcel ID No<br>092-13-0-327.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MTJ Investments, LLC, a Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jarrod Schwartz and Kimberly A. Schwartz, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot No 5 and the Northerly half of Lot No 6 on the map of Westdale Subdivision, property of Nashville Improvement Company as of record in Book 547, Page 50, Register's Office of Davidson County, Tennessee

Said Lot No. 5 and Northerly half of Lot No 6 front together 75 feet on the Westerly side of 37th Avenue, North, formerly Pilcher Avenue, and runs back 290 feet on the Northerly line and 287.5 feet, more or less on the Southerly line to an alley, measuring 75 feet thereon.

Being the same property conveyed to MTJ INVESTMENTS, LLC, A LMITED LIABILITY COMPANY, by deed from ROBERT A. POLICASTRO, of record in Instrument No 20230720-0056129, dated July 20, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 092-13-0-327.00.

Matters shown on the Plan of record in Plat Book 547, page 50, said Register's Office.

This is improved property located at 219 37th Avenue North Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 26th day of August, 2025

MTJ Investments, LLC

By: Taylor Shull, Manager

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the State and County aforesaid, personally appeared Taylor Shull, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of MTJ Investments, LLC, Limited Liability Company, the within named bargainor, and that he as such Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Manager

Witness my hand, at office, this 26th day of August, 2025.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 06-09-2026