WARRANTY DEED

Karen Johnson
Batch # 1400387
04/02/2026 09:26:56 AM
Fees: $13.00 Taxes: $2,035.00
Davidson County
DEEDWARR
2 pgs
20260402-0026351

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029

File No. BC-26-349

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 1/30/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Stewart Carter and JoEllen Carter	new owner	
(NAME)	(NAME)	119-06-0-203-00
61 Lutie St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, I/WE, **JAS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM STEWART CARTER AND JOELLEN CARTER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, 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, Lot No. 132, Sterling Heights, Section Four, as shown on plat of record in Book 1835, Page 9, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 132 fronts 80 feet on the South side of Lutie Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to JAS Investments LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20250718-0056833 Register's Office for Davidson County, Tennessee, dated July 17, 2025 and recorded on July 18, 2025.

This is property more commonly known as 61 Lutie St, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 31st day of March, 2026.

JAS Investments LLC, a Tennessee Limited Liability Company

By:_____
James Spencer, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux, of the state and county mentioned, personally appeared James Spencer, Sole Member of JAS Investments LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of JAS Investments LLC, the within named bargainor, a Limited Liability Company, and that such James Spencer, Sole Member of JAS Investments LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal this 31st day of March, 2026.

_____
Notary Signature

My commission expires:_____

