This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 205268 DEEDWARR
03/13/2019 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20190313-0023058

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 110,000.00

Affiant Signature

Subscribed and sworn to before me on this the 12th day of March, 2019

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

NAME AND ADDRESS OF PROPERTY OWNER:
JMS Property Group, LLC
473 Emerson Street
Denver, CO 80218
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 09206034000

WARRANTY DEED

19NT00127

Effective the 12th day of March, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BRANDI JONES

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JMS PROPERTY GROUP, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lots No. 60 and 61 on the Plan of L. C. Thuss' Subdivision of part of the Barrow Lands, as of record in Book 547, Page 102, Register's Office for said County.

Said Lots No. 60 and 61 fronts together 65 feet on the Northerly side of Clifton Pike and run back between parallel lines with the Westerly margin of a 12-foot alley, 157 feet to an alley in the rear.

Being the same property conveyed to Brandi Jones, an unmarried woman, by Warranty Deed from Alexander Allen, James Dobbins, Roger Claybrooks, Thaddrus Flournoy, Dennis Cash, George, Cato, Robert Humphrey, and Lee Davis, Trustees of St. Timothy Missionary Baptist Church as recorded 3-13-2019 as Document No. 20190313-0022952.

Being the same property conveyed to Alexander Allen, James Dobbins, Roger Claybrooks, Thaddrus Flournoy, Dennis Cash, George Cato, Robert Humphrey and Lee Davis, Trustees of St. Timothy Missionary Baptist Church, by Installment Deed from West Nashville District Missionary Baptist Association, dated 04/18/1989 and recorded 05/02/1983 in Book 6047, page 385 Register's Office for Davidson County, TN.

This is an improved property commonly known as 2830 Clifton Ave, Nashville, TN 37209.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 12th day of March, 2019

Brandi Jones

Brandi J. Jones

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Brandi J. Jones, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 12th day of March, 2019.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

201903130023058

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: