Name and Address of New Owner:
JBL Development, LLC
505 Eastboro Dr. Nashville TN 37209

Send Tax Bills To:
JBL Development, LLC
Same

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 247905 DEEDWARR
06/25/2019 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $695.60
20190625-0061140

Map & Parcel No: 091-13-0-08000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Green Pine Properties LLC and Klear Capital, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **JBL Development, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Tract No. 3:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of E.T. Brown Trustee's Subdivision of an 18 acre tract on Charlotte Pike, of record in Book 332, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made or a more complete and accurate description .

Being the same property conveyed to Green Pine Properties, LLC and Klear Capital, LLC by Sucsessor Trustee Deed from Cleveland D. Bain, Esq., as Successor Trustee, recorded on November 09, 2018, and of record in Instrument No. 20181109-0111237, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicole Puckett, married, from Randy Dwayne Beckham, unmarried, dated July 07, 2008, and filed for record on September 08, 2008, and recorded in Instrument No. 20080908-0091616, Register's Office for Davidson County, Tennessee; and further conveyed by Randy Dwayne Beckham by Deed of Trust to Regina E. Johnson, Trustee, of record in Instrument No. 20080908-0091617, said Register's Office; the said Regina E. Johnson, Trustee, having been replaced by Cleveland D. Bain, Successor Trustee, by instrument of record in Instrument No. 20180730-0074231, Register's Office for said County.

This is improved property known as 505 Eastboro Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of June, 2019.

Green Pine Properties LLC

Klear Capital, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2019, before me personally appeared Keonna Leedward Robinson for Klear Capital, LLC , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed in his capacity as Member for Klear Capital, LLC .

Witness my hand, at office, this 4th day of June, 2019.

JOHN ALFRED BELL JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2019, before me personally appeared Tyler Antonakos for Green Pine Properties LLC , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed in his capacity as Member for Green Pine Properties, LLC.

Witness my hand, at office, this 4th day of June, 2019.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $188,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
4th day of June, 2019.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 3-8-2021
File No. 2019-366

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.05.19