This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 259735 DEEDWARRSP
07/22/2019 08:29:30 AM 6 pgs
Fees: $33.00 Taxes: $1,942.50
20190722-0071260

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
NTCH-West Tenn, Inc. 3354 Huntertown Road Versailles, KY 40383	New Owner	161-8-9.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by **NTCH-WEST TENN, INC.,** a Tennessee corporation (hereinafter, "**Grantee**"), and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **J M M, LLC,** a Tennessee limited liability company (hereinafter, "**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors and assigns, in fee simple forever.

Grantor covenants with Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth on **Exhibit "B"** attached hereto and incorporated herein by reference.

Grantor further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed this 19th day of July, 2019.

GRANTOR:

J M M, LLC

By: _____
Mahan Mark Janbakhsh, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mahan Mark Janbakhsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole Member of J M M, LLC, ("**Grantor**"), and is authorized by Grantor to execute this instrument on its behalf.

Witness my hand, at office this 19th day of July, 2019.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

_____
Notary Public
My Commission Expires: 3/8/2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $525,000.00.
Subscribed and sworn to before me this the _____day of July, 2019.



Affiant

Notary Public

My Commission Expires: 3/8/2021

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Reserved Parcel "A", as shown on the map of Kingswood Park Subdivision, of record in Plat Book 2900, page 70, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to JMM, LLC by Warranty Deed from Alireza Shari Mohseni, unmarried, dated March 2, 2007, recorded March 5, 2007, of record in Instrument No. 20070305-0027033, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Davidson County taxes for the year 2019 and thereafter, not yet due and payable.

2. All matters appearing on the map of Kingswood Park Subdivision, of record in Plat Book 2900, page 70, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants of record in Instrument No. 20040729-0090683, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Christopher M. Corriveau, 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 according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

