STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of August, 2019.

_____
Notary Public
MY COMMISSION EXPIRES: _____
File No. 19-6243

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 274898 DEEDWARR
08/22/2019 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20190822-0084196

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| JG Property Group, LLC<br>(NAME) | New Owner<br>(NAME) | 061-11-0-001 |
| 1826 Bronwyn Court<br>(STREET ADDRESS) | (STREET ADDRESS) | |
| Brentwood, TN 37027<br>(CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Jack Wayne Dotson, an ~~un~~married man** JWD **and Janet R. Blankman, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JG Property Group, LLC, a Nevada Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 6 on the Plan of Phillips ReSubdivision of record in Book 2083, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 is described as follows: Beginning at a point on the northerly margin of McMahan Avenue, at the common corner of Lots Nos 5 and 6; thence in a northerly direction along the line between said two lots 137.37 feet to a point; thence in a westerly direction 88.30 feet to a point on the easterly margin of McMahan Avenue; thence in a southerly direction along the margin of said Avenue 89.61 feet to a point; thence continuing around a curve in a southerly and easterly direction still following the margin of McMahan Avenue 71.53 feet to a point; thence in an easterly direction along the margin of said Avenue 68.60 feet to the point of beginning.

Being the same property conveyed to Jack Wayne Dotson and Janet R. Blankman, Tenants in Common by Executor's Deed dated January 18, 2018 from Jack Wayne Dotson, Executor of the Patsy Ruth Byrd Dotson Estate, recorded January 18, 2018, in Instrument Number 20180118-0005213, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Herman Jack Dotson and wife, Patsy Byrd Dotson by Warranty Deed dated December 21, 1953 from Charles Phillips and wife, Gladys H. Phillips recorded December 29, 1953 in Book 81, Page 334, Register's Office for Davidson County, Tennessee.

Herman Jack Dotson having since died August 15, 1997 vesting property in Patsy Byrd Dotson as surviving Tenant. Patsy Byrd Dotson having died December 13, 2016 devising the property to Jack Wayne Dotson and Janet R. Blankman pursuant to the Last Will and Testament of Patsy Ruth Dotson and the First Codicil to the Last Will and Testament of Patsy Ruth Dotson recorded as instrument number 20180118-0005212, see also Case No. 17P2073 in the Probate Court for Davidson County, Tennessee and Order for Muniment of Title recorded as instrument 20180118-0005211, Register's Office for Davidson County, Tennessee.

Patsy Ruth Byrd Dotson and Patsy Byrd Dotson being one in the same.

The property being conveyed herein is the martial residence of the Grantor(s) and/or their spouse.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2198, page 127, Book 2242, page 373, Book 2282, page 442, Book 2340, page 329, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2083, page 41, Register's Office for Davidson County, Tennessee.

3. Order to Probate Will for Muniment of Title in 20180118-0005211, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 905 McMahan Avenue, Nashville, TN 37216.

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. Whenever 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(s) this 21st day of August, 2019.

Jack Wayne Dotson

Janet R. Blankman

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2019, before me personally appeared Jack Wayne Dotson and Janet R. Blankman 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.

Witness my hand, at office, this 21st day of August, 2019.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

# True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY