Karen Johnson Davidson County
Batch# 380004 DEEDWARR
03/31/2020 12:19:56 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20200331-0034422

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $415,000.00. Affiant Subscribed and sworn to before me, this 27th day of March, 2020. Notary Public My commission expires: 1-3-22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matthew Jackson	New Owner	**072-06-1P-004.00-CO**
922D Elvira Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

TBC Development LLC and KJ Capital LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Matthew Stephen Jackson, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit 922 D, as established by Declaration of Covenants, Conditions and Restrictions for Elvira Homes, as Instrument No. 20190612-0056607 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to TBC Development LLC and KJ Capital, LLC by Warranty Deed from Pierce Development Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190612-0056394 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 12, 2019.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-1805.20 922D

SP 11/2015

This is improved property known as **922D Elvira Ave, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes being paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of March, 2020.

TBC Development LLC

KJ Capital LLC

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, a Notary Public in and for the County and State aforesaid, personally appeared James M. Beach and Kyle Joyner, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be sole members of TBC Development, LLC and KJ Capital, LLC, a limited partnership, and that they as such sole members, being authorized so to do, executed the foregoing instrument by signing the name of the limited partnership by himself as sole members, in its capacity as General Partner for TBC Development, LLC and KJ Capital, LLC, the bargainor, a limited partnership, and as such General Partner, being authorized so to do by the partnership, executed the same for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2020.

My Commission Expires: 4/18/21

Danielle Marie Crane

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

SolomonParks File No. 20-000043-526

SP 11/2015