Karen Johnson Davidson County
Batch# 400332 DEEDWARR
05/14/2020 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20200514-0050315

# WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Julie Baity
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH DAY OF MAY, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leah Michele Hall and Robert Michael Hanna | CAPSTAR BANK | |
| (NAME) | (NAME) | |
| 905 McMahan Ave. | 2002 RICHARD JONES RD #300A | 061 11 0 001.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | NASHVILLE, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **JG PROPERTY GROUP, LLC, A NEVADA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEAH MICHELE HALL, AN UNMARRIED WOMAN AND ROBERT MICHAEL HANNA, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 JG Property Group, LLC, a Nevada Limited Liability Company, by Warranty Deed from Jack Wayne Dotson, a married man and Janet R. Blankman, a married woman, of record in Instrument No. 20190822-0084196, in the Register's Office of Davidson County, Tennessee, dated August 21, 2019 and recorded on August 22, 2019.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 905 McMahan Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 8 day of May, 2020

JG PROPERTY GROUP, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: x Julie A Dotson

JULIE A. DOTSON, MEMBER

BY: x Gary W. Dotson

GARY W. DOTSON, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Julie A. Dotson and Gary W. Dotson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of JG Property Group, LLC the within named bargainor, a limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal this 8 day of May, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2022

Notary Public

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022