Karen Johnson Davidson County
Batch# 437705 DEEDWARR
07/15/2020 10:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20200715-0077298

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203382 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$380,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 13th day of July, 2020. Notary Public My Commission Expires: 5/15/202

STATE OF TENNESSEE NOTARY PUBLIC JOSEPH WHITE COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 13th day of July, 2020, among:

JONA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

PEARL DEVELOPMENT LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Map of Jones & Bradford Subdivision of record in Plat Book 161, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 56 fronts 50 feet on the Northerly margin of Sharpe Avenue and extends back between parallel lines 154.5 feet to an alley.

Being the same property conveyed to Willie Joe Page and spouse, Sara R. Page by Warranty deed from Mary Lee Hulett, a single person of record in Book 9358, page 964, Register's Office for Davidson County, Tennessee, dated May 25, 1994 and recorded on May 27, 1994.

Being the same property conveyed to Parker McCracken and George Ashton Jennings, as tenants in common by Warranty deed from Sara Page, a single woman of record in Instrument No. 20190401-0029238 Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 01, 2019.

Being the same property conveyed to JONA Development, LLC, a Tennessee limited liability company by Warranty deed from Parker McCracken and George Ashton Jennings, as tenants in common of record in Instrument No. 20190603-0052654 Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on June 03, 2019.

Being also known as 1045 Sharpe Avenue Nashville, Tennessee 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

JONA Development, LLC

BY: _____
Sara Jones

ITS: Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sara Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Member of JONA Development, LLC and as such Member, she is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 13th day of July, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Pearl Development, LLC
Address: 1045 Sharpe Avenue
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Pearl Development, LLC
Address: 2837 Windy Way
City, State, Zip: Thompsons Stn, TN 37179

Tax ID: 083-01-0-094.00

True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

