Karen Johnson Davidson County
Batch# 442344 DEEDWARR
07/22/2020 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $5,587.00
20200722-0080516

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2135

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of July, 2020

Notary Public

Commission Expires: 10-25-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kelly Turner 1212 Laurel Street #701 Nashville, TN 37203	NEW OWNER	093-09-0C-043.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

JMB, LLC, a Wyoming Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly Turner, a single woman

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:

A certain condominium located in Davidson County, Tennessee, being Unit 701 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to JMB, LLC, a Wyoming Close limited liability company, by Special Warranty deed from Laurel Property, LLC, a Delaware limited liability company, of record in Instrument No. 20141209-0112839, Register's Office for Davidson County, Tennessee, dated December 08, 2014 and recorded on December 09, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1212 Laurel Street #701, Nashville, TN 37203

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of July, 2020.

JMB, LLC, a Wyoming Limited Liability Company

By: _____
Jennifer Bailey, Managing Member

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Jennifer Bailer, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged herself to be the Managing Member of JMB, LLC, a Wyoming Limited Liability Company, and that she as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of July, 2020.

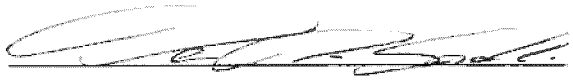
SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

(Notary Seal)

_____
Notary Public
My Commission Expires: 10-25-2022

True Copy Certification

I, Devan P. Spinelli, 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.

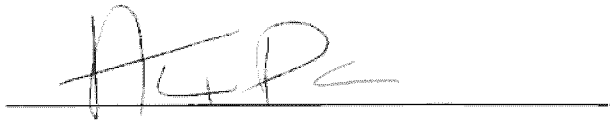


Signature

State of Florida

County of Broward

Personally appeared before me, Devan Spinelli, a notary public for this county and state, [name of person making certification] 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: 05/16/2023

Notary' Seal (if on paper)

