This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 444205 **DEEDWARR**
07/27/2020 10:52:52 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20200727-0081909

ADDRESS NEW OWNER:
Jeff Kendig
PO Box 160162
Nashville, Tennessee 37216

SEND TAX BILL TO:
Same

MORTGAGEE
Same

MAP 071
GROUP 07 0
PARCEL 220.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JDD Properties, LLC., a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jeff Kendig**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 28 on the Map of Trinity Heights, T.W. Crutcher's Trustee's Subdivision of Lot No. 3 of the William White Lands, as of record in Book 332, Page 4, Register's Office for said County.

Said Lot No. 28 fronts 100 feet on the southerly side of Edwin Avenue, and runs back between parallel lines 166 feet to an alley.

Being part of the same property conveyed to JDD Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from MMA Partners, GP, a Tennessee general partnership, dated November 25, 2015 and filed of record December 7, 2015 in Instrument No. 20151207-0122916, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MMA Partners, GP, a Tennessee General Partnership, from Michael C. Springer dated November 20, 2015 and filed of record November 23, 2015 in Instrument No. 20151123-0118831, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 302 Edwin Street, Nashville, Tennessee 37207.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeff Kendig, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it,

and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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.

WITNESS our hands this the 22nd day of July, 2020.

JDD Properties, LLC., a Tennessee Limited Liability Company

By: Ashonti Davis, authorized member

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ashonti Davis,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **authorized member** of **JDD Properties, LLC., a Tennessee Limited Liability Company,** the within named bargainor, **Ashonti Davis,** and that he as such **authorized member**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such .

WITNESS my hand and official seal at office this 22nd day of July, 2020.

NOTARY PUBLIC
My Commission Expires: January 23, 2023

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of July, 2020.

NOTARY PUBLIC
My Commission Expires: January 23, 2023

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY