THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2020. Notary Public MY COMMISSION EXPIRES: 5-30-21 (AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

Karen Johnson Davidson County
Batch# 468164 DEEDWARR
09/01/2020 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20200901-0099474

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JMW Capital, LLC.	owner	MAP 147-06-0-
4105 New Highway 96 W		PARCEL 072.00
Franklin, TN 37064-4782		
(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, **Merry Pepper Hampton, a single person, and Melody Jeane H. Teixeira**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JMW Capital, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 42 on the Plan of Revised Plan of Caldwell Hall, Section I of record in Plat Book 3106, Page 121, 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 the same property conveyed to Merry Pepper Hampton, an unmarried woman, and Melody Jeane H. Teixeira, a married woman, as Tenants in Common with right of survivorship by Quitclaim deed from Mary P. Hampton, now known as Merry Pepper Hampton, an unmarried woman, of record in Instrument No. 20080814-0083698 Register's Office for Davidson County, Tennessee, dated August 12, 2008 and recorded on August 14, 2008.

This property is not the residence of Melody Jeane H. Teixeira and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 3106, Page 121; (3) Restrictions of record in Book 1788, Page 108, Book 2929, Page 117, Book 2997, Page 93; (4) All visible easements; (5) All applicable governmental and zoning regulations.

This is IMPROVED property known as **230 Blackman; Nashville, TN 37211.**

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 our hands this the 20th day of August, 2020.

Melody Jeane H. Teixeira

Merry Pepper Hampton by Melody Jeane Hampton Teixeira, Attorney-in-Fact

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melody Jeane H. Teixeira**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20 day of August, 2020.

My Commission expires 1-17-2022

Notary Public

S. ESSAPOOR
COMM. #2225886
Notary Public - California
Alameda County
My Comm. Expires Jan. 17, 2022

NRO1 NRO1

STATE OF CALIFORICA
COUNTY OF ALAMEDA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melody Jeane Hampton Teixeira,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Mary Pepper Hampton**, as her Attorney in Fact, as the free act and deed of the within named **Merry Pepper Hampton**.

Witness my hand and official seal this the 20 day of August, 2020.

My Commission expires 1-17-2022

Notary Public

S. ESSAPOOR
COMM. #2225886
Notary Public - California
Alameda County
My Comm. Expires Jan. 17, 2022

NRO1 NRO1

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

