THIS INSTRUMENT PREPARED BY:	STATE OF Tellessee) COUNTY OF Davidso1)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203** Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215 Karen Johnson Davidson County Batch# 489858 DEEDWARR 10/06/2020 10:04:08 AM 2 pgs Fees: $13.00 Taxes: $1,600.25 20201006-0115510	The actual consideration or value, whichever is greater, for this transfer is: $432,500.00 Affiant Subscribed and sworn to before me, this 1st day of October, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
David S. Wilson, III and Monique M. Snieders 30 Vista Del Mar Da1a Poi1t, CA 92629	New Owner	Tax Parcel ID No. 073-09-0-167.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JTM GROUP, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DAVID S. WILSON, III AND MONIQUE M. SNIEDERS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 389, as shown on the map entitled Burchwood Gardens, Section III, of record in Book 2900, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JTM GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MARK A. PARISH, SANDRA P. PHILLIPS AND AMBER HUNLEY AND JUSTIN PARISH, HEIRS AT LAW OF JOHNNY R. PARISH, of record in Instrument No. 20200309-0026380, dated February 29, 2020, said Register's Office.

This is unimproved property commonly known as: **1998 Upland Drive, Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2020.

JTM GROUP, LLC

Justin Miller, Member

Tara Miller, Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JUSTIN MILLER AND TARA MILLER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such persons to be the Members of JTM GROUP, LLC, the within named bargainers, a Tennessee limited liability company and that such persons, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as Members.

Witness my hand and official seal at office this 1st day of October, 2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____