Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 520736 DEEDWARR
11/24/2020 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $4,884.00
20201124-0137859

39-B
File #20-1539

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **JDMC, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dwight D. Sypolt and Kimberly J. Sypolt, Trustees of the Sypolt Living Trust dated April 17, 2019**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Clearview Subdivision, as of record in Book 843, Page 8, Register's Office for said County, described as follows:

Said lot no. 8 fronts 94.2 feet on the Westerly side of Estes, formerly Wilson Avenue and runs back 88 feet on the northerly line and 95.7 feet on the southerly lines, to a dead line, measuring 91.2 feet thereon.

Together with the Northerly 10 feet of lot No. 9 on the plan of Clearview Subdivision, of record in Book 843, Page 8, Register's Office for said County, described as follows:

Said part of Lot no. 9 fronts 10 feet on the Westerly side of Estes, formerly Compton or Wilson Avenue, and extends back 95.7 feet to the Northerly line and 103.8 feet on the Southerly line to a dead line measuring 10 feet thereon.

Being the same property conveyed to JDMC, LLC, a Tennessee limited liability company by Quitclaim deed from Joel K. Rogers, unmarried of record in Instrument No. 20190305-0020046 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 05, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 615 Estes Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Sypolt Living Trust
615 Estes Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
116-04-0-133.00

WITNESS THE EXECUTION HEREOF this 18th day of November, 2020.

JDMC, LLC, a Tennessee limited liability company

Authorized Agent

By: Michael Young, Authorized Agent

State of Tennessee)
County of Davidson)

On this 18th day of November, 2020, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Michael Young, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Authorized Agent of the maker, JDMC, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of JDMC, LLC. as Authorized Agent.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

Cottingham Capital Partners, LLC, as Member of JDMC, LLC

Matt Laitinen Authorized Agent

By: Matt Laitinen, Authorized Agent for Cottingham Capital Partners, LLC

State of Tennessee)
County of Davidson)

On this 18 day of November, 2020, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Matt Laitinen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Authorized Agent of the maker, Cottingham Capital Partners, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Cottingham Capital Partners, LLC. as Authorized Agent.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,320,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of November, 2020.

Notary Public

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

My Commission Expires: _____

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021