This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-9409-TC

Karen Johnson Davidson County
Batch# 532757 DEEDWARR
12/14/2020 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20201214-0146630

WHEN RECORDED RETURN TO
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 4-9409-TC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of November, 2020.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary Katherine Mowers 907 Wedgewood Avenue Nashville, TN 37203	AmNet ESOP Corporation 347 3rd Ave 2nd Floor Chula Vista, CA 91910	105-09-0-476

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jubalee Properties, Ltd, a Limited Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mary Katherine Mowers, unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs 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 all of Lot No. 2, Final Plat, Resubdivision of a portion of Lot No. 30 on the Map of Waverly Land Company's Plan called Waverly Place, according to survey and plat of same appearing of record in Instrument No. 20130212-0014299, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Together with Shared Driveway and Utility Easement Agreement of record in Instrument No. 20140711-0061342, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jubalee Properties, Ltd, a limited partnership by Warranty Deed from Larry Jones and wife, Suanne Scruggs, dated August 26, 2013, recorded September 4, 2013, of record in Instrument No. 20130904-0092917, Register's Office for Davidson County, Tennessee.

This is improved property located at: **907 Wedgewood Avenue, Nashville, TN 37203.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 13th day of November, 2020.

GRANTOR:

Jubalee Properties, Ltd, a Texas limited Partnership

John Edward Hearn, Jr., General Partner

KARLA RENEE LINDSLEY
Notary ID #131709418
My Commission Expires
September 4, 2022

STATE OF Texas
COUNTY OF Nueces

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **John Edward Hearn, Jr., General Partner,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the of , the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of November, 2020.

Notary Public
My Commission expires: September 4 2022

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

