Karen Johnson Davidson County
Batch# 533324 DEEDWARR
12/14/2020 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20201214-0147345

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2020.

Notary Public

My commission expires: 3.17.2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Pop & DAWS, LLC	Same As	051-04-0A-001.00-CO 051-04-0A-002.00-CO 051-04-0A-003.00-CO
3429 LOVE CIRCLE	Owner	
NASHVILLE, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JRG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **POP & DAWS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Tract I

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. A of East Meade Condominium, a Horizontal Property Regime, located on East Meade Avenue, Madison, Tennessee, as shown on the Plat of East Meade Condominium, recorded as Exhibit "B" to the Master Deed of record in Instrument No. 20060524-0060872, said Registers Office, and described in a Master Deed recorded in 20060524-0060872, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of East Meade Condominium contained in the Master Deed and By-Laws appended thereto recorded in Instrument No. 20060524-0060872, Registers Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copies herein.

Together with a one half interest in the common areas and elements as shown in said Master Deed.

Tract II

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. B of East Meade Condominium, a Horizontal Property Regime, located on East Meade Avenue, Madison, Tennessee, as shown on the Plat of East Meade Condominium, recorded as Exhibit "B" to the Master Deed of record in Instrument No. 20060524-0060872, said Register's Office, and described in a Master Deed recorded in 20060524-0060872, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of East Meade Condominium contained in the Master Deed and By-Laws appended thereto recorded in Instrument No. 20060524-0060872, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copies herein.

Together with a one half interest in the common areas and elements as shown in said Master Deed.

Being the same property conveyed to JRG Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Matthew Chilvers, joined by his spouse, Julie Chilvers of record in Instrument No. 20140829-0078980 Register's Office for Davidson County, Tennessee, dated August 26, 2014 and recorded on August 29, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 814 & 816 East Meade Avenue, Madison, TN 37115, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of December, 2020.

JRG Properties, LLC, a Tennessee Limited Liability Company

By: _____
William Greenleaf, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of JRG Properties, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2020.

_____
Notary Public

My Commission Expires: 5/3/21



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 22nd day of July, 2020, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 3-17-2024