39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 544854 DEEDWARR
01/04/2021 03:57:13 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30

20210104-0000983

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS ~~TRANSFER~~ IS $389,000.00.

Affiant

Subscribed and sworn to me on December 31, 2020.

NOTARY PUBLIC

My Commission Expires: 7/9/22

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34132

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nickolas Wayne Richardson and Hannah Grey Ellis 246 Fairway Drive Nashville, TN 37214	Pinnacle Bank 150 3rd Ave South, Ste 1000 Nashville, TN 37201	09507000700

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JMS PROPERTY GROUP, LLC**, a Colorado limited liability company, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto **NICKOLAS WAYNE RICHARDSON, ~~UNMARRIED~~, AN UNMARRIED MAN and HANNAH GREY ELLIS, AN UNMARRIED WOMAN, JOINT TENANTS**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 99 on the Plan of Merry Oaks Subdivision, of record in Book 1835, Pages 67 and 68, in the Register's Office for said County, described as follows:
>
> Said Lot No. 99 is described as beginning at a point in the northerly margin of Fairway Drive; the common corner of Lots 98 and 99; thence with the line between said lots northwardly 114 feet to a concrete monument at the common comer of said lots and lot I 00; thence with the line between said lots 99 and I 00, northeasterly 132.8 feet to a point in the westerly margin of Blue Hills Drive; thence with the margin of said drive southeasterly 100.2 feet to a concrete monument at the beginning of a curve; thence with said curve southwesterly 81.5 feet to a point in the northerly margin of Fairway Drive; thence with the margin of said drive southwesterly 94 feet to the beginning.
>
> Being the same property conveyed to JMS Property Group, LLC, a Colorado limited liability company, by Warranty Deed from Donna Susan Wilson, unmarried, of record on July 28, 2020, as Instrument No. 20200728-0082571, Register's Office for Davidson County, Tennessee.

Subject to the following permitted exceptions:

1. Taxes for the year 2021, and all subsequent years, a lien due and payable, but not yet delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 67, Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, 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.

Signature(s) on the following page

WITNESS my hand, effective on this 31st day of December, 2020.

JMS PROPERTY GROUP, LLC

By: _____
Jaff Salim,

STATE OF ~~TENNESSEE~~ Colorado)
COUNTY OF Denver)

Before me, a Notary Public of said County and State, personally appeared Jaff Salim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Owner of JMS Property Group, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Owner executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Owner.

Witness my hand and seal, this 29th day of December, 2020.

_____
Notary Public, State of ~~Tennessee~~ Colorado

My Commission Expires: July 14, 2021

RYAN LANCE CROY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174029780
MY COMMISSION EXPIRES JULY 14, 2021