WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/24 (AFFIX)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2024

G-P-21-1708-1710

Karen Johnson Davidson County
Batch# 583862 **DEEDWARR**
03/04/2021 09:34:09 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20210304-0028076

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Brennan	**Broker Solutions, Inc. dba New American Funding**	
(NAME)	(NAME)	**104-08-0-393.00**
3608 Nebraska Avenue	**14511 Myford Road, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Tustin, CA 92780**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JDM DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW BRENNAN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 61 on the Map of O.B Hayes Plan of Large Lots, called Rokeby, of record in Book 21, Page 87, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Villa Place 100 feet North of the common corner of Lots 61 and 65, being the Northwest corner of the lot conveyed to Pearl Clark, of record in Book 742, Page 183, said Register's Office; thence along Clark's Northerly line Easterly, parallel to the line between Lots 61 and 65, 159.39 feet to a point; thence Northerly, parallel to Villa Place, 50 feet to the Southeast corner of the lot conveyed to Joe D. Merrymon by deed of record in Book 802, Page 258, said Register's Office; thence along Merrymon's South line Westerly 159.39 feet to the Easterly margin of Villa Place; thence with the margin of the same Southerly 50 feet to the beginning.

Being the same property conveyed to JDM Development, LLC by Warranty deed from Branford Giddings, Jr., Candace Koney-Laryea, Randolph Giddings, Matthew Walker, III and Monica Nicole Walker, as Trustees of the Matthew Walker, Jr. Living Trust and Branford Giddings, Jr., Candace Koney-Laryea, Randolph Giddings, Matthew Walker, III and Monica Nicole Walker, as Trustees of the Maxine Walker Giddings Living Trust and Branford Giddings, Jr., Candace Koney-Laryea, Randolph Giddings, Matthew Walker, III and Monica Nicole Walker, as Trustees of the Charlotte Rose Walker Living Trust and Branford Giddings, Jr., Candace Koney-Laryea, Randolph Giddings, Matthew Walker, III and Monica Nicole Walker, as Trustees of the Daniel Phillip Walker Living Trust (collectively also known as The Walker Family Living Trusts) of record in Instrument No. 20180626-0061668 Register's Office for Davidson County, Tennessee, dated June 21, 2018 and recorded on June 26, 2018.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Amendment 1 to Walker Family Living Trust recorded November 26, 2013 in Instrument No. 20131126-0121463, Register's Office for Davidson County, Tennessee. Certification of Trust for The Walker Family Trusts recorded December 1, 2017 in Instrument No. 20171201-0122645, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20181029-0106815, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20181029-0106816, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1708 & 1710 Villa Place, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 2nd DAY OF MARCH, 2021.

JDM Development, LLC

BY:_____
Jacqueline Marker
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUELINE MARKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of JDM DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of March, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212