This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane. 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $600,000.00.

Affiant

Subscribed and sworn before me this the 9 day of April, 2021.

Notary Public
My commission expires:

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Karen Johnson Davidson County
Batch# 614316 DEEDWARR
04/14/2021 08:56:30 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20210414-0049565

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
JMB, LLC 4110 Westlawn Drive Nashville, TN 37209	New owner	103-08-0 278.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FLORENT ELEFTERIOU AND XIANGLI Y. ELEFTERIOU, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JMB, LLC, A WYOMING CLOSE LIMITED LIABILTY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of the westerly 63 feet of Lot No. 350 on the Map of the Richland Realty Company's West Lawn Subdivision, of record in Book 421, page 32, in the Register's Office for Davidson County, Tennessee.

Said part of the westerly 63 feet of Lot No. 350 fronts 63 feet on the northerly side of West Lawn Drive and extends back between parallel lines 240 feet on the west line and 240 feet, more or less, on the east line to a dead line.

Being the same property conveyed to Florent Elefteriou and Xiangli Y. Elefteriou, husband and wife, by deed dated 08/18/2006, from Brian C. Neal and Sima Lal, husband and wife, of record in Instrument No. 20060825-0105398, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4110 Westlawn Drive, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9 day of April, 2021.

Florent Elefteriou by Sydney Hope Siler Attorney in Fact
Florent Elefteriou
BY: Sydney Hope Siler as Attorney-in-Fact

Xiangli Elefteriou by Sydney Hope Siler Attorney in Fact
Xiangli Elefteriou
BY: Sydney Hope Siler as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of April, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Sydney Hope Siler with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Florent Elefteriou by Specific POWER OF ATTORNEY dated April 2, 2021, and who acknowledged that he executed the same as the free act and deed of Florent Elefteriou.

Witness my hand and official seal this 9 day of April, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of April, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Sydney Hope Siler with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Xiangli Elefteriou by Specific POWER OF ATTORNEY dated April 2, 2021, and who acknowledged that he executed the same as the free act and deed of Xiangli Elefteriou.

Witness my hand and official seal this 9 day of April, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025