BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

**THIS INSTRUMENT PREPARED BY:**

**The Row Title & Escrow, LLC**
**20 Music Square West, Suite 200**
**Nashville, TN 37203**

Karen Johnson Davidson County
Batch# 618355 **DEEDWARR**
04/19/2021 03:13:56 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210419-0052267

STATE OF TN )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00

Affiant

Subscribed and sworn to before me, this 16 day of April, 2021.

Notary Public
My Commission Expires: 1-8-24

## WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| William Sims Wallace<br>607 Skyview Drive<br>Nashville, TN 37206 | New Owner | Tax Parcel ID No.<br>083-11-014.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JTM GROUP, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WILLIAM SIMS WALLACE, A SINGLE MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot(s) 115, as shown on the map entitled the Map of Rolling Acres, of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to JTM GROUP, LLC, by deed from HELEN F. GREEN, TRUSTEE OF THE CHARLES E. GREEN AND HELEN F. GREEN REVOCABLE LIVING TRUST AGREEMENT DATED MAY 14, 1998, of record in Instrument No. 20201112-0133450, dated November 10, 2020, said Register's Office.**

This is unimproved property commonly known as: **607 Skyview Drive, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16 day of April, 2021.

**JTM GROUP, LLC**

**Justin Miller, Member**

**Tara Miller, Member**

STATE OF Tennessee )
)
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Justin Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be a Member of JTM GROUP, LLC, the within named bargainer, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Member.

Witness my hand and official seal at office this 16th day of April, 2021.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

STATE OF Tennessee )
)
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tara Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be a Member of JTM GROUP, LLC, the within named bargainer, a Tennessee limited liability company, and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Member.

Witness my hand and official seal at office this 16th day of April, 2021.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____