Karen Johnson Davidson County
Batch# 626121 DEEDWARR
04/30/2021 09:26:51 AM 2 pgs
Fees: $13.00 Taxes: $3,256.00
20210430-0058033

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Bedford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $780,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/28/2021

K. GLUBA
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

MY COMMISSION EXPIRES 4-2-2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3677

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Rodney Parsons	Rodney Parsons	093-11-0G-306.00
20 Rutledge Street Unit 306	PO Box 528	
Nashville, TN 37210	Shelbyville, TN 37162	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JPS 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

Rodney Parsons, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 306, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record as Instrument No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, further amended by amendment of record as Instrument No. 20190508-0043149, and further amended by amendment of record as Instrument No. 20190711-0067872, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 306 as shown on Garage Level 2 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Jamie Beckwith by Special Warranty deed from Rutledge Development LLC, a Tennessee limited liability company of record in Instrument No. 20190621-0060383 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 21, 2019.

Being the same property conveyed to JPS Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Jamie Beckwith of record in Instrument No. 20201002-0114237 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 02, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 20 Rutledge Street Unit 306 Nashville, TN 37210

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my hand on April 28, 2021.

JPS Properties LLC, a Tennessee Limited Liability Company

By: _____
Jamie Beckwith, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jamie Beckwith, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President (or other officer authorized to execute the instrument) of JPS Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this April 28, 2021.

_____
Notary Public

My Commission Expires: 6/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-3677

RECORD & RETURN TO:

~~CLOSED NASHVILLE, LLC~~
~~770 Franklin Road, Suite 169~~
~~Brentwood, TN 37027~~

Bobo, Hunt & White
111 N. Spring Street., Suite 202
PO Box 169
Shelbyville, TN 37160