WARRANTY DEED

Karen Johnson Davidson County
Batch# 659935 DEEDWARR
06/18/2021 02:51:35 PM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20210618-0082813

B-AH-21-1808A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELMORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Isla Lake and Thomas G. Dodson, Jr.	**JP Morgan Chase Bank, N.A.**	
(NAME)	(NAME)	
1808A 16th Ave N	**3415 Vision Drive**	**081-07-1P-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Columbus, OH 43219**	
(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, **DC CAPITAL, LLC AND JMR INVESTMENTS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISLA LAKE, AN UNMARRIED WOMAN AND THOMAS G. DODSON, JR., AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1808 16th Avenue North, A Horizontal Property Regime with Private Elements of record as Instrument No. 20201005-0115114 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Shirley Boyd by Warranty deed from Johnny Burroughs and wife, Linda Burroughs of record in Instrument No. 20140917-0085407 Register's Office for Davidson County, Tennessee, dated September 16, 2014 and recorded on September 17, 2014.

Being a portion of the same property conveyed to Music City Financial LLC by Warranty deed from Shirley Boyd of record in Instrument No. 20200918-0107417 Register's Office for Davidson County, Tennessee, dated September 17, 2020 and recorded on September 18, 2020.

Being a portion of the same property conveyed to DC Capital, LLC and JMR Investments, LLC by Warranty deed from Music City Financial LLC of record in Instrument No. 20200929-0111655 Register's Office for Davidson County, Tennessee, dated September 17, 2020 and recorded on September 29, 2020.

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 57, Page 98, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20201005-0115114, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20201015-0120298, 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: **1808A 16th Ave N, Nashville, Tennessee 37208**.

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 15th DAY OF JUNE, 2021.

DC Capital, LLC

BY: _____
Joseph Roberts, III
Authorized Agent

JMR Investments, LLC

BY: _____
Joseph M. Roberts, III
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH ROBERTS, III, 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 AUTHORIZED AGENT of DC CAPITAL, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, 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 MANAGING MEMBER of JMR INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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