Karen Johnson Davidson County
Batch# 676766 DEEDWARR
07/14/2021 12:42:30 PM 5 pgs
Fees: $28.00 Taxes: $6,660.00
20210714-0094697

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| JMJ Enterprises, Inc. | JMJ Enterprises, Inc. | 070 06 0 024.00 |
| (NAME) 329 Lake Valley Drive | (NAME) 329 Lake Valley Drive | |
| (ADDRESS) Franklin, TN 37069 | (ADDRESS) Franklin, TN 37069 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dale Family Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JMJ Enterprises, Inc., a Tennessee Corporation**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract of land in Davidson County, Tennessee, described as follows:

Being in the 13th, formerly 23rd, Civil District of said county and state, being part of Lot No. 1 on the unrecorded subdivision of Spurlock's Land, on West Trinity Lane, described partly according to a survey made by Earl Drake, County Surveyor, November 20, 1935 as follows:

Being Lots No. 1 and 2 on the unrecorded plan showing the subdivision of J.S. Spurlock's land and running thence with the center of the county road running from Hamilton Road to the Buena Vista Pike; and running thence with the center of said road, North 69.5 degrees East 600 feet to the corner of Lots 2 and 3, thence with the line of said Spurlock's land; Thence with said line, South 55.5 degrees West 527.5 feet; and thence North 69 degrees West 78 feet to said Spurlock's original NW corner; thence with his original corner; thence with his original West line South 22 degrees East 630.0 feet, and South 8 degrees East 744.4 feet to the point of beginning.

Included in the above description, but excluded from this conveyance, is a parcel of land deeds to E.L. Young, Jr., and his wife, dated July 10, 1957, and of record in Book 2689, Page 297, Register's Office for Davidson County, Tennessee.

Beginning at a point on the Northerly margin of West Trinity Lane, formerly Youngs Lane as now widened, at the intersection of the Northerly margin of said Lane and the Western boundary line of Lot No. 2 of said subdivision conveyed to J.P. Purvis and wife, Asbery Martin and wife, by deed of record in Book 1306, Page 428, Register's Office for said county, thence with said Purvis boundary line North 14.25 degrees West 230 feet; thence Westerly and parallel with the Northerly margin of said Lane 90 feet; thence South 14.25 degrees East 2360 feet to the Northerly margin of said Lane, Easterly 90 feet to the beginning.

Being the same property conveyed to Dale Family Properties, LLC, by QuitClaim Deed from Robert Thomas Young, by deed dated August 31, 2018, filed of record on September 21, 2018, of record in Instrument No. 20180921-0093725, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dale Family Properties, LLC, by QuitClaim Deed from Katherine Young Nesbit, by deed dated August 31, 2018, filed of record on September 21, 2018, of record in Instrument No. 20180921-0093724, Register's Office for Davidson County, Tennessee.

See also Order Granting Default Judgment of record in Instrument No. 20200623-0067131, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 1203 W. Trinity Lane, Nashville, TN 37218

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 and assigns forever; and we do covenant with 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 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 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 our hands this 8th day of July, 2021

Dale Family Properties, LLC
a Tennessee Limited Liability Company

BY: Diane Dale Harrison, Member
Diane Dale Harrison, Member

STATE OF GEORGIA

COUNTY OF GWINNETT

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Diane Dale Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member, and is authorized to execute the instrument on behalf of Dale Family Properties, LLC, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Member.

Witness my hand and official seal, this the 8th day of July, 2021.

Justin Maurice Durham
Notary Public

My Commission Expires:

(SEAL)

JUSTIN MAURICE DURHAM
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Oct. 21, 2024

Witness our hands this 8th day of July, 2021

Dale Family Properties, LLC
a Tennessee Limited Liability Company

BY: Deborah Dale Carter, Member
Deborah Dale Carter, Member

STATE OF South Dakota

COUNTY OF Union

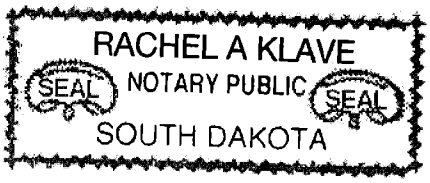
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deborah Dale Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member, and is authorized to execute the instrument on behalf of Dale Family Properties, LLC, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Member.

Witness my hand and official seal, this the 8th day of July, 2021.

Rachel A. Klave
Notary Public

My Commission Expires: 11/21/25

(SEAL)



Certificate of Authenticity

I, Christie Daniels, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 8, 2021.

Date

Christie Daniels

Affiant Signature

July 13, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13 day of July, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY