Karen Johnson Davidson County
Batch# 679371 DEEDWARR
07/19/2021 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20210719-0096647

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

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

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

W-SB-CR-21-2902

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)
Samuel B. Banning	COMMUNITY MORTAGE ADVISORS, LLC	
(NAME)	(NAME)	060-12-0-112.01
2902 Jones Ave	3401 COLLEGE BLVD, STE 220	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	LEAWOOD, KS 66211	
(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, **JD HOMES 615, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL B. BANNING, A SINGLE MAN,** 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being a part of Lot No. 13 on the plan of Joywood Heights, Section 3, not of record , and also part of Jones Avenue, now closed as shown on said plan, described according to a survey of Parrish-Ragan, Inc. dated September 10, 1971 as follows: Beginning in the Westerly margin of Jones Avenue, as now located, being 186.5 feet North of the curve intersection of said Jones Avenue and Capitol View Avenue; thence in a Westerly direction 150 feet to a point in the line between Lots 14 and 13; said point being 250 feet North of the Northerly margin of Capitol View Avenue; thence with the Northerly line between said Lots, 104 feet; thence South 81 degrees 45 minutes East 190 feet to a point; thence Southeasterly 33 feet to a point, the original centerline of old Jones Avenue; thence Southerly along the center line 50 feet to a point in the Westerly margin of Jones Avenue, as now located; thence southerly around a curve 115 feet to the point of beginning.

Being the same property conveyed to JD Homes 615, LLC by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20200902-0099890 Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on September 02, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2902 Jones Ave, Nashville, Tennessee 37207**.

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 JULY, 2021.

JD Homes 615, LLC

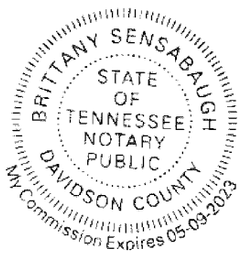
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 JD HOMES 615, 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 July, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/14/2021 (date of document).

Affiant Signature

07/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

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