WARRANTY DEED

Karen Johnson Davidson County
Batch# 680205 **DEEDWARR**
07/20/2021 02:47:55 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50

20210720-0097448

LR-SB-JJP-21-4417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
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)
JJP, LLC	**New Owner**	
(NAME)	(NAME)	
1406 Charlotte Ave		**147-07-0-220.00** **147-11-035.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-3414		
(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, **HENRY CHESTER MAXWELL, JR. AND PEGGY MAXWELL COLEMAN AND THOMAS ELMORE MAXWELL AND HERSCHEL BRUCE MAXWELL AND BENJAMIN G MAXWELL, JR AND ANDREA MAXWELL JONES AND CORDELIA MAXWELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JJP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Parcel I (Map/Parcel 147-07-0-220.00)

Tract No. 1: A tract of land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the plan of the subdivision of part of the Ensley Lands, as of record in Plan Book No. 1, Page 24, of the Chancery Court at Nashville, described as follows:

Beginning at a point in the center of Old Nolensville Road South 26 degrees West 12 feet from the Southeast corner of the property conveyed to John C. Jenkins, Jr., et al, by deed from Robert B. Taylor and wife, of record in book 2884, page 245, Register's Office for said County, being 12 feet Southwest of the Northeasterly margin of New Nolensville Road; thence North 26 degrees East 178 feet to a point in the South line of the property conveyed to Fount Maxwell by deed from William Warren, et al, of record in book 542, page 457, said Register's Office; thence with same South 67 1/2 degrees East 210 feet to the Northwesterly margin of a 12-foot Avenue; now called Taylor Road; thence with same South 6 degrees West 228 feet to the center of said Old Nolensville Road; thence with same North 59 1/2 degrees West 296.5 feet to the beginning.

Tract No. 2: A tract of land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the Plan of the Subdivision of part of the Ensley Lands, as of record in Plan Book 1, Page 24, of the Chancery Court at Nashville, described as follows:

Beginning at a stake on the Westerly margin of Taylor Road at the Northeast corner of the property conveyed to Fountain Maxwell by deed from James Johnson, of record in book 42, page 623, Register's Office for said County; thence South 87 degrees 15 minutes West 268 feet to a hole in rock; thence North 7 degrees 20 minutes West 90 feet to an iron pin; thence South 87 degrees 25 minutes East 281 feet to a stake on the Westerly margin of said Road; thence with same South 1 degrees West 64 feet to the beginning.

Parcel II (Map/Parcel 147-11-035.00)

Land in the 5th Civil District of Davidson County, Tennessee, being part of lot No. 8 on the Plan of the Ensley Land, as of record in Plan Book 1, Page 24, Chancery Court at Nashville, Tennessee, described as follows:

Beginning at a point in the Westerly margin of a 12-foot Avenue, now called Taylor Road, at a point North 6 degrees East 228 feet along said margin and said margin extended from the center of Old Nolensville Road, said point being the Northeast corner of Tract No. 1 of the property conveyed to Chester Maxwell and wife, by deed from Emma Battle, et al, of record in book 3071, page 309, Register's Office for said County; thence

with said Maxwell's Northerly line, North 67 degrees 30 minutes West 210 feet, more or less, to the Northeast corner of the property conveyed to John C. Jenkins, Jr., et al, by deed from Robert B. Taylor and wife, of record in book 2884, page 245, said Register's Office; thence with said Jenkins' Northerly line, North 72 degrees 30 minutes West 210 feet, more or less, to a point in the Easterly line of the property conveyed to William S. Hall and wife, by deed from Thomas E. Hall and wife, of record in book 2794, page 159, Register's Office for said County; thence with said Hall's Easterly line, North 58 degrees 30 minutes East 182.5 feet, more or less, to the Southwest corner of Tract No. 2 of said conveyance to Chester Maxwell and wife; thence with said Maxwell's Southerly line, North 87 degrees 15 minutes East 268 feet, more or less, to the Westerly margin of Taylor Road; thence with the Westerly margin of said Road, Southerly to the beginning.

Less and Except those parts conveyed in Book 5442, Page 265, as corrected in Book 9338, Page 945, said register's office, more particularly described as:

Beginning at a point on the Westerly margin of Taylor Road as widened at the Northeast corner of the Chester Maxwell property, thence No. 64 degrees 17 minutes 38 seconds West 160.78 feet to a point, thence Northeast 9 degrees 45 minutes 26 seconds Northeast 69.89 feet, thence South 58 degrees 48 minutes 28 seconds East 168.95 feet to the margin of Taylor Road, thence with the margin of Taylor Road South 12 degrees 40 minutes 39 seconds West 52.39 feet to the point of beginning, said tract of land contains 0.22 acres more or less.

And Less and Except those parts conveyed in Book 5442, Page 271, as corrected in Book 9338, Page 945, said register's office, more particularly described as:

Land located in the 1st Civil District of Davidson County, Tennessee.

Beginning at a point on the West margin of Taylor Road as widened, said point being North 12 degrees 40 minutes 39 seconds East 52.39 feet from the Northeast corner of Chester Maxwell property, thence South 58 degrees 48 minutes 28 seconds East 168.95 feet to a point, thence North 9 degrees 45 minutes 26 seconds East 69.89 feet to a point, thence South 53 degrees 42 minutes 16 seconds East 178.73 feet to the margin of Taylor Road, thence with the margin of Taylor Road South 12 degrees 40 minutes 39 seconds West 51.84 feet to the point of the beginning, said tract of land containing 0.22 acres more or less.

Being a portion of the same property conveyed to Henry Chester Maxwell, Jr., Benjamin Grover Maxwell, Peggy Maxwell-Coleman, Herschel Bruce Maxwell and Thomas Elmore Maxwell by Co-Executor's Deed from Herschel Bruce Maxwell and Peggy Maxwell-Coleman, Executors of the Estate of Flora Jordan Maxwell, of record in Instrument No. 20011010-0110441 Register's Office for Davidson County, Tennessee, dated October 02, 2001 and recorded on October 10, 2001.

The said Benjamin Grover Maxwell having since died intestate on January 19, 2021, survived by Cordelia Maxwell, Andrea Jones, and Benjamin G. Maxwell, Jr. as evidenced in Affidvit's of Heirship recorded in Instrument No 20210720-0097446 and 20210720-0097447, Register's Office for
Davidson County, Tennessee.

****SAID PROPERTY IS NOT THE PRIMARY RESIDENCE OF ANY OF THE GRANTORS.**

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 1, Page 24, Register's Office for Davidson County, Tennessee.
- Right of Way of Taylor Road
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4417 & 4419 Taylor Rd, Nashville, Tennessee 37211**.

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 15 DAY OF JULY, 2021.

Henry Chester Maxwell, Jr.

Peggy Maxwell Coleman

Thomas Elmore Maxwell

Herschel Bruce Maxwell

Benjamin G Maxwell, Jr

Andrea Maxwell Jones

Cordelia Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY CHESTER MAXWELL, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY MAXWELL COLEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS ELMORE MAXWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERSCHEL

BRUCE MAXWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

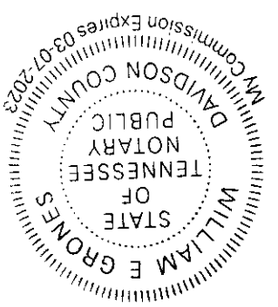


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN G MAXWELL, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

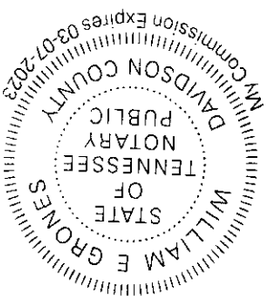


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREA MAXWELL JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

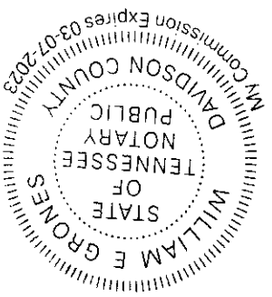


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORDELIA MAXWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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