Karen Johnson Davidson County
Batch# 683725 DEEDWARR
07/26/2021 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20210726-0100159

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-12811-TC

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Jennifer A Hoffman
Affiant

ALLISON M NOBLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JUNE 19, 2023

Subscribed and sworn to before me, this the 20th day of July, 2021.

Allison M. Noble
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Benjamin Spielberg and Megan Garwood 1620 Ordway Place Nashville, TN 37206	Same as new owner	083-10-0-134.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jubalee Properties, Ltd., a Texas limited partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin Lindner Spielberg, an unmarried man, and Megan Garwood, an unmarried woman, as joint tenants with right of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of McEwen Place, of record in Plat Book 332, page 133, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 275 fronts 50.0 feet on the southerly side of Ordway Place, formerly Grove Avenue, and runs back 135.0 feet on the westerly line and 135.4 feet on the easterly line, to an alley, measuring 50.0 feet thereon.

Being the same property conveyed to Jubalee Properties, Ltd., a Texas limited partnership by Warranty Deed from K&D Werks, LLC, a Tennessee limited liability company, dated February 28, 2018, recorded March 1, 2018, of record in Instrument No. 20180301-0019567, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1620 Ordway Place, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of July, 2021.

GRANTOR:

Jubalee Properties, LTD, a Texas limited partnership

By: _____
John Edward Hearn, Jr, General Partner

STATE OF Texas
COUNTY OF Nueces

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John Edward Hearn, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of Jubilee Properties, Ltd., a Texas limited partnership, and that he is authorized by Jubilee Properties, Ltd. To execute this instrument on its behalf by the said John Edward Hearn, Jr. as its General Partner.

WITNESS my hand and seal at office this 20 day of July, 2021.

MELANIE GAJDOSIK
Notary Public, State of Texas
Comm. Expires 03-03-2025
Notary ID 12153046

Melanie Gajdosik
Notary Public
My Commission expires: 3/3/25

202107260100159

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 7/20/2021.

Jennifer A Hoffman
Affiant
Date: 7/21/2021

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 21st day of July, 2021.

Allison M. Noble
Notary Public

My Commission Expires: _____

