WARRANTY DEED

Karen Johnson Davidson County
Batch# 702366 DEEDWARR
08/23/2021 10:11:55 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20210823-0113374

LISA LAFFERTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 540,000.00 Beneficial Plain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF August 2021. Lisa Lafferty
Notary Public

My Commission Expires: 11-18-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY + Return TO:
H. Mark Beanblossom, P.C., 1661 Aaron Brenner Drive, Suite 301, Memphis, TN 38120

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Gulliver's SVD1, LLC	Gulliver's SVD1, LLC	090 04 4K 002.00
6500 Stage Rd., Ste. 2	6500 Stage Rd., Ste. 2	
Bartlett, TN 38134	Bartlett, TN 38134	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JON Holding's, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Gulliver's SVD1, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Six-Zero-Eight James Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants Conditions and Restrictions establishing Six-Zero-Eight James Avenue, a Horizonal Property Regime, of record in Instrument No. 20201008-0117225, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

This being part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument No. 20200824-0095037, in the Register's Office of Davidson County, Tennessee.

This covneyance is made subject to Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann 67-5-1001, et seq.; Testrictions, dedications, conditions, reservations, easements and other matters shown on the play of Gailey Wood Subdivision, as recorded in Plat Book 2663, Page 123; Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201008-0117225; and Covenants, Conditions and Restrictions as set forth in Restrictive Covenants of record in Book 2882, Page 133, and Book 2921, Page 83, all in the Register's Office of Davidson County, Tennessee; and also subject to 2020 Davidson County taxes, not now due or payable, which Grantee herein assumes and agrees to pay.

Property Address: 6313 Franklin Drive, Nashville, TN 37209

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 my hand(s) this 19 day of August, 2021.

JON Holding's, LLC, a Tennessee Limited Liability Company

BY: JN.
John O'Brien Norman, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared John O'Brien Norman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Sole Member of JON Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Sole Member.

Witness my hand and seal this 19 day of August, 2021.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20 2024

My Commission Expires: 7-20-24