Karen Johnson Davidson County
Batch# 708290 DEEDWARR
09/01/2021 11:45:48 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00
20210901-0117859

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
JDS FP Investment, L.P. 555 Church St., Apt 2307 Nashville, TN 37219	JDS FP Investment, L.P. 555 Church St., Apt 2307 Nashville, TN 37219	093-06-1C 129.00 CO

THIS INDENTURE, made this 27th day of August, 2021 between

Gavin S. DeGraw, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

JDS FP Investment, L.P.

of Comal County Texas, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Real property in Davidson County, Tennessee, being Unit No. FU-2307, together with the appurtenant interest in the common elements of Cumberland Penthouse, a Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed, of record in Instrument No. 20050527-0060253, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C. to the aforementioned Master Deed, as amended and restated.

Being the same property conveyed to Gavin S. DeGraw by Warranty Deed dated 2/25/2013 from Charles Evans of record in Instrument No. 20130311-0023941, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 555 Church Street, Apt 2307, Nashville, TN 37219.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

Gavin S. DeGraw by Tammy Mellons, Attorney in fact

Gavin S. DeGraw by Tammy Mellons, Attorney in fact

Power of attorney of record in Instrument No. 20210901011785 8 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2021, before me personally appeared Tammy Mellons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Gavin S. DeGraw, and who acknowledged that she executed the same as the free act and deed of Gavin S. DeGraw.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 27th day of August, 2021.

Melissa Heavener
Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 1,150,000.00.

Affiant

Sworn to and subscribed before me, this 27th day of August, 2021.

Melissa Heavener
Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023