Karen Johnson Davidson County
Batch# 710955 DEEDWARR
09/07/2021 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $3,496.50
20210907-0119596

This instrument prepared by:
Access Title & Escrow Inc
111 South Anderson St
Tullahoma TN 37388

Send Tax Bills to property owner:
Luis & Nicole Santizo
1900 Cabana Drive
San Jose, CA 95125

WARRANTY DEED

Map-Parcel Numbers: 105-01-0P; 003.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, JCG Holdings, LLC, a Tennessee Limited Liability Company, hereinafter called the grantor, has bargained and sold, and by these presents does transfer and convey unto Luis Santizo and Nicole Santizo, husband and wife, 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:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Being Unit C of the 1015 12th Avenue Townhomes, as recorded in Exhibit "B" to the Declarations, Conditions and Restrictions for 1015 12th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150407-00300360, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Subject to Restrictive Covenants of record in Book 4575, page 964, Instrument No. 20160204-0010828, and Instrument No. 20150407-0030360; to HOA Charter of record in Instrument No. 20160216-0014184; to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150120-0005137; to Agreement for Dedication of Easement for Public Utility of record in Instrument No. 20150309-0019722; and Matters as shown on plat of record in Book 4460, page 61, Instrument No. 201510006-0101839, and Instrument No. 20161005-01053338, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to JCG HOLDINGS, LLC, by deed of record in Instrument No. 20180716-0068885, said Register's Office.

This is improved (X) or unimproved ( ) property, known as :
1015 C 12th Ave S, Nashville, TN 37203

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 It does covenant with the said GRANTEES that It is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and It does further covenant and bind itself, its successors 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 the 25 day of August, 2021.

JCG Holdings, LLC

By: _____
Jordan Cooper

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named Jordan Cooper, the Chief Managing Member of JCG Holdings, LLC, the 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 as such Managing Member having the authority to do so for the purposes therein contained.

WITNESS my hand and official seal this the 25 day of August, 2021.

_____

My Commission expires: 1.22.25

VICTORIA KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FRANKLIN

State of Tennessee

County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 945,000.00.

_____
Affiant

Subscribed and sworn to before me, this 11th day of August, 2021.

_____
Notary Public

My Commission expires: **3/7/2022**

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 8-25-2021.

Date

Affiant Signature

8-25-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of August, 20 21.

Notary's Signature

My Commission Expires: 4/27/2025
Date

Notary's Seal (if on paper)

