WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,000.00 .

Kimberly C Kendall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 2021.

Mary Gail Porter
Notary Public
COMMISSION EXPIRES: 01-10-2023

MARY GAIL PORTER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 715078 DEEDWARR
09/13/2021 03:52:30 PM 2 pgs
Fees: $13.00 Taxes: $1,043.40
20210913-0122613

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Blom Deborah Blom	CMG	044-05-0F-001-00
(NAME)	(NAME)	
304 Ensley Avenue	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **J Core Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John D. Blom and Deborah Blom, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

304 Ensley Avenue Private Element as established by the Master Deed for 304-306 Ensley Avenue ("Master Deed"), a Horizontal Property Regime, of record in Instrument No. 20191028-0110345, Register's Office for Davidson County, Tennessee; as amended in Instrument No. 20191120-0119992 and in Assignment Agreement Re: Developer's Rights, Duties and Responsibilities recorded in Instrument No. 20191121-0120341, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed, as amended, to which reference is made for a more complete and accurate description of the property.

Being part of the same property conveyed to J Core Properties, LLC, a Tennessee Limited Liability Company, as by Warranty Deed from Phillip Poynor and Bradley Barrett, as joint tenants in common with right of survivorship , dated 11/14/2019 and recorded 11/20/2019 in Instrument Number 201911200120070, in the official records of Davidson County Recording Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 304 Ensley Avenue (House Number) (Street) | (P.O. Address) | Old Hickory, TN (City or Town) | 37138 (Postal Zip)

File No.: 4648-21
Warranty Deed Individual LES rev. 09-2018

202109130122613

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. successors 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, successors 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 this 1st day of September, 2021.

J Core Properties, LLC, a Tennessee Limited Liability Company

By: _____
S. Nixon Pressley, Authorized Agent

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared S. Nixon Pressley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be an Authorized Agent of J Core Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, a LLC, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said S. Nixon Pressley as such Authorized Agent.

WITNESS my hand and seal this 1st day of September, 2021.

KIMBERLEY C KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 2, 2022

_____
Notary Public
Commission Expires: 5-2-2022

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 1st day of September, 2021.

_____ 9.1.2021
Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 1st day of September, 2021.

_____
Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023