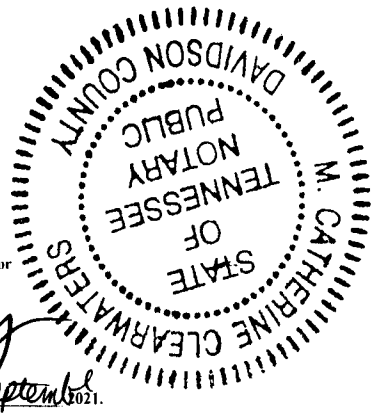


Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $304,000.00

Tracy Perry
Affiant

Subscribed and sworn to before me, this 30 day of September 2021.

M. Catherine Clearwaters
Notary Public
My commission expires: 1-6-25

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Address of New Owner:	Send Tax Bills to:	Tax Information
JY Group, LLC 5005 Mountainbrook Circle Hermitage, TN 37076	New Owner	102-04-0A-101.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Blake Taylor, Trust Officer for Commercial Bank and Trust Company, Trustee for Peyton Brent Boling Special Needs Trust u/a/d November 14, 2020,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **JY Group, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 101, on the Horizontal Property Regime for Hillwood Place Townhomes, as recorded in the Master Deed of record in Instrument No. 20040130-0011736, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set for in said Master Deed.

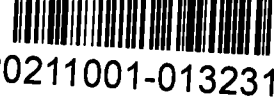
Being the same property conveyed to Peyton Brent Boiling Trust by Warranty Deed from Don E. Hayes dated October 11, 2013 of record as Instrument No. 20131022-0110056, Register's Office for Davidson County, Tennessee. Said deed having been corrected by Scrivener's Affidavit of record as Instrument No. 20211001-0132310, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 404 Mercomatic Dr Unit 101, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 728825 DEEDWARR
10/01/2021 11:21:07 AM 2 pgs
Fees: $13.00 Taxes: $1,124.80



20211001-0132311

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 the 30 day of September, 2021.

Peyton Brent Boling Special Needs Trust

By: Commercial Bank and Trust Company
Its: Trustee

By: _____
Blake Taylor
Its: Trust Officer

STATE OF Tennessee
COUNTY OF Madison

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Blake Taylor, Trust Officer for Commercial Bank and Trust Company,** the within named bargainor, **a Tennessee corporation**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as such Trust Officer.

Witness my hand and official seal at Jackson, TN, this the 30th day of September, 2021.

_____
Notary Public

My Commission expires: FEB 1-5-25

FILE NO: 2021067136

LAURA D BYRD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON
MY COMMISSION EXPIRES JANUARY 5, 2025