THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211037789** Karen Johnson Davidson County Batch# 750637 **DEEDWARR** 11/08/2021 10:29:20 AM 2 pgs Fees: $13.00 Taxes: $1,720.50 20211108-0148763	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $465,000.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2021. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Joseph Bridger Callison and Hilary Dalton Callison 8420 Indian Hills Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-10-0A-063.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Todd Carneal, Investment Advisor of the JTC Property Trust #4, dated December 17, 2013, said Investment Advisor having the authority to sell this trust asset** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Bridger Callison and Hilary Dalton Callison, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 14, MCCRORY TRACE ESTATES, as shown on plat of record in Book 6900, Pages 720-723, as corrected in Book 7825, Page 429, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian K. Collins and wife, Melanie C. Collins, by Warranty Deed from John R. Keenan and wife, Rebecca K. Keenan, of record in Book 11138, Page 120, in the Register's Office of Davidson County, Tennessee, dated October 1, 1998 and recorded on October 2, 1998.

Being the same property conveyed to JTC Properties, LLC, by Substitute Trustee's Deed from K. David Waddell, Substitute Trustee, of record in Instrument No. 20060301-0023455, in the Register's Office of Davidson County, Tennessee, dated February 3, 2006 and recorded on March 1, 2006.

Being part of the same property conveyed to Jennifer Lynn Carneal, by Quitclaim Deed from J.T.C Properties, LLC, of record in Instrument No. 20081105-0110129, in the Register's Office of Davidson County, Tennessee, dated October 21, 2008 and recorded on November 5, 2008.

Being part of the same property conveyed to Jeffrey T. Carneal, Trustee of The JLC Property Trust #1, dated October 21, 2008, by Quitclaim Deed from Jennifer Lynn Carneal, of record in Instrument No. 20081113-0112477, in the Register's Office of Davidson County, Tennessee, dated October 21, 2008 and recorded on November 13, 2008.

Being the same property conveyed to Andrei Apruda, as the Trustee of the JTC Property Trust #4, dated December 17, 2013, by Quitclaim Deed from Jeffrey Todd Carneal, Trustee of The JLC Property Trust #1, dated October 21, 2008, of record in Instrument No. 20140122-0005851, in the Register's Office of Davidson County, Tennessee, dated December 17, 2013 and recorded January 22, 2014. The JTC Property Trust #4 having expressly granted the appointed Investment Advisor, Jeffrey Todd Carneal, the authority to sell the assets of said Trust.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCCRORY TRACE ESTATES, as recorded in Plat Book 6900, Page(s) 720-723, as corrected in Book 7825, Page 429, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Subject to the matters shown on the Boundary Plat of record in Book 6900, Page 533, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7241, Page 597, and Book 7576, Page 846, in the Register's Office of Davidson County, Tennessee.

Terms and provisions of By-Laws of McCrory Trace Estates Homeowner's Association recorded in Book 7576, Page 831, in the Register's Office of Davidson County, Tennessee.

Easement for Utility, recorded in Book 20021104-0134797, in the Register's Office of Davidson County, Tennessee.

Certificate of Trust of record in Instrument No. 20081105-0110127 and Instrument No. 20081105-0110128, in the Register's Office of Davidson County, Tennessee.

Rights of others in and to the use of the common areas as shown on map recorded in Davidson County, Tennessee, and as contained in Covenants, Reservations, Easements, and Restrictions.

This is improved property located at: 8420 Indian Hills Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of November, 2021.

JTC Property Trust #4

Investment Advisor

Jeffrey Todd Carneal, Investment Advisor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Todd Carneal, with whom I am personally acquainted, and who acknowledged that he is the Investment Advisor of the JTC Property Trust #4, and as such executed the within instrument with authority and in such capacity for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024