Name and Address of New Owner:
405 Avoca Unit 5 LLC
405 Avoca St. #5
Nashville, TN 37203
Send Tax Bills To:
Same

Karen Johnson Davidson County
Batch# 754377 DEEDWARR
11/15/2021 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20211115-0151437

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 104 2 1I 5.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **JMB LLC, a Wyoming Close Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **405 Avoca Unit 5, LLC**, "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5 ON THE PLAN OF THE CENTENNIAL LOTS I AS SHOWN ON EXHIBIT B TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CENTENNIAL LOFTS I, A HORIZONTAL PROEPRTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20150406-0029796, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JMB, LLC, A WYOMING CLOSE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM TA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON SEPTEMBER 22, 2016, OF RECORD IN INSTRUMENT NO. 20160922-0100106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 405 AVOCA ST., UNIT 5, NASHVILLE, TN 37203.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of November, 2021.

JMB LLC, a Wyoming Close Limited Liability Company

By: _____
Jennifer Bailey, Manager & Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jennifer Bailey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Manager & Member of JMB, LLC, the within named bargainor, and she as such Manager& Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of JMB, LLC, by herself as Authorized Agent.

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

_____
Notary Signature
My commission expires:

TERESA TIDWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-06-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $920,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of November, 2021.

_____
Notary Signature
My commission expires:

TERESA TIDWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-06-2025

Tennessee Certification of Electronic Document

I, John A Bell Jr., 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 NOV 5 2021 (date of document).

Affiant Signature

NOV 9 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9 day of NOV, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

NOTARY SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025