Karen Johnson Davidson County
Batch# 773569 DEEDWARR
12/14/2021 02:09:30 PM 4 pgs
Fees: $23.00 Taxes: $2,016.50
20211214-0165260

Warranty Deed

ALICIA R. HAMILTON TENNESSEE NOTARY PUBLIC My Comm Exp. 06/21/25 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ The actual consideration or value, whichever is greater, for this transfer is $545,000.00. Affiant Subscribed and sworn to before me, this the 9th day of December, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Scott Carter	New Owner(s)	133 01 0D 001.00
411 High Street	908 South Main St.	
Nashville, TN 37211	Necedah, WI 54646	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAARON INVESTMENT PARTNERS 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT CARTER, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes At 411 High Street, A Horizontal Property Regime With Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes At 411 High Street, A Horizontal Property Regime, of record in Instrument Number 20200402-0035355; as amended in Instrument No. 20210304-0027977, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jaaron Investment Partners 2 LLC, a Tennessee limited liability company, by Warranty Deed from LS-TG Home Fund, LLC, a Dalaware limited liability company, of record in Instrument No. 20210304-0027979, in the Register's Office of Davidson County, Tennessee, dated March 01, 2021 and recorded on March 04, 2021.

Being the same property conveyed to LS-TG Home Fund, LLC, a Dalaware Limited Liability Co, by Warranty Deed from Timothy Clay Abbott, of record in Instrument No. 20200402-0035354, in the Register's Office of Davidson County, Tennessee, dated March 31, 2020 and recorded on April 02, 2020.

Being the same property conveyed to Timothy Clay Abbott by Quitclaim Deed from Timothy C. Abbott and Irene R. Haude, of record in Instrument No. 20030402-0043453, in the Register's Office of Davidson County, Tennessee, dated March 28, 2003, and recorded on April 2, 2003.

Being the same property conveyed to Timothy C. Abbott and wife, Irene R. Haude, by Warranty Deed from Houston Hill, Trustee, of record in Book 7666, Page 126; as corrected in Book 7760, Page 959, in the Register's Office of Davidson County, Tennessee, dated September 29, 1988, and recorded on September 30, 1988.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 411 High Street, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of December, 2021.

Jaaron Investment Partners 2, LLC, a Tennessee Limited Liability Company

By: _____
Jason Eskind, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason Eskind, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Jaaron Investment Partners 2, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2021.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

EXHIBIT A

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes At 411 High Street, A Horizontal Property Regime With Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes At 411 High Street, A Horizontal Property Regime, of record in Instrument Number 20200402-0035355; as amended in Instrument No. 20210304-0027977, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jaaron Investment Partners 2 LLC, a Tennessee limited liability company, by Warranty Deed from LS-TG Home Fund, LLC, a Dalaware limited liability company, of record in Instrument No. 20210304-0027979, in the Register's Office of Davidson County, Tennessee, dated March 01, 2021 and recorded on March 04, 2021.

Being the same property conveyed to LS-TG Home Fund, LLC, a Dalaware Limited Liability Co, by Warranty Deed from Timothy Clay Abbott, of record in Instrument No. 20200402-0035354, in the Register's Office of Davidson County, Tennessee, dated March 31, 2020 and recorded on April 02, 2020.

Being the same property conveyed to Timothy Clay Abbott by Quitclaim Deed from Timothy C. Abbott and Irene R. Haude, of record in Instrument No. 20030402-0043453, in the Register's Office of Davidson County, Tennessee, dated March 28, 2003, and recorded on April 2, 2003.

Being the same property conveyed to Timothy C. Abbott and wife, Irene R. Haude, by Warranty Deed from Houston Hill, Trustee, of record in Book 7666, Page 126; as corrected in Book 7760, Page 959, in the Register's Office of Davidson County, Tennessee, dated September 29, 1988, and recorded on September 30, 1988.

Certificate of Authenticity

I, A. Scott Hubbard, 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

12/9/21.

Date

Affiant Signature

December 9, 2021

State of TN
County of Williamson

Sworn to and subscribed before me this 9th day of December, 2021

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON