Karen Johnson Davidson County
Batch# 779064 DEEDWARR
12/23/2021 08:09:30 AM 5 pgs
Fees: $28.00 Taxes: $13,745.50
20211223-0169549

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,715,000.00.

Sharon F. Muller
Affiant

Subscribed and sworn to before me, this 15th day of December, 2021.

Notary Public

My Commission Expires: 10/17/2023

Address New Owner As Follows:
JD Ventures, LLC
c/o Gary Graphia
17000 Highland Road
Baton Rouge, LA 70810

Send Tax Bills To:
New Owner

Map-Parcel Number:
130-12-0A-015.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNA DENNIE, Successor Trustee of the JPS Properties Revocable Trust dated July 9, 2019**, hereinafter called the Grantor, has bargained and sold, and by

these presents does transfer and convey unto **JD VENTURES, LLC, a Louisiana limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15, as shown on the map entitled Northumberland, of record in Book 6250, pages 128 and 129, amended by Surveyor's Certificate of Correction, of record in Book 6386, page 194,Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Brian S. Shelton, Trustee of the JPS Properties Revocable Trust dated July 9, 2019, by deed from Ruth M. Thomson, unmarried, of record as Instrument No. 20190711-0067493, dated July 10, 2019, Register's Office for Davidson County, Tennessee. Brian S. Shelton has since resigned as Trustee. Jenna Dennie has been appointed as the Successor Trustee.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 6250, pages 128 and 129, Surveyor's Certificate of Correction of record in Book 6386, Page 194, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements, ByLaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6377, Page 18, re-recorded in Book 6545, Page 799, amended in Book 7663, Page 468, Book 8919, Page 45, Book 8990, Page 50, Book 11298, Page 935, Instrument No. 20010629-0068967 and Instrument No. 20180927-0095915, Register's Office for Davidson County, Tennessee.

3. Water Line Easement of record in Book 1108, Page 379, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer Easement of record in Book 6548, Page 98, and in Book 6581, Pages 77 and 80, Register's Office for Davidson County, Tennessee.

5. Easements and rights retained of record in Book 6620, page 441, Register's Office for Davidson County, Tennessee.

6. Easements as set forth of record in Book 1181, Page 486, Book 2296, Page 303, Book 6302, Page 358 and Book 10932, page 46, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6434, page 786, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: 28 Northumberland, Nashville, TN, 37215

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is 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; and further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

{Signature page to follow}

The remainder of this page is intentionally left blank.

WITNESS my hand this 15th day of December, 2021.

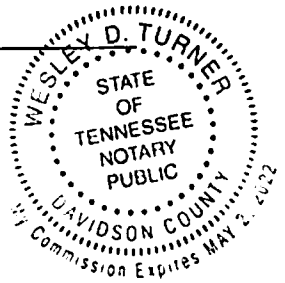
Jenna Dennie, Successor Trustee of the JPS Properties Revocable Trust dated July 9, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jenna Dennie, Successor Trustee of the JPS Properties Revocable Trust dated July 9, 2019, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of December, 2021.

Notary Public

My Commission Expires: 

True Copy Certification

I, Wesley D. Turner, 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 December 15, 2021.

Affiant Signature

Date: 12/15/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of December, 2021.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

