Karen Johnson Davidson County
Batch# 787073 DEEDWARR
01/11/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220111-0003390

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $550,000.00. Patricia Dorey Affiant Subscribed and sworn to before me, this the ~~30th~~ 3rd day of ~~December, 2021.~~ January, 2022 Eliza Whitfield 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:
Carson C. Butcher Alexis Butcher	Cadence Bank	133-01-0D-002.00-CO
413 High Street	2201 Highland Ave. South	
Nashville, TN 37211	Birmingham, AL 35205	

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 **CARSON C. BUTCHER AND ALEXIS BUTCHER, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Unit B of Homes at 411 High Street, a Horizontal Property Regime with Private Elements as described in Declaration of Covenants, Conditions and Restrictions for Homes at 411 High Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200402-0035355, Register's Office for Davidson County, Tennessee, and as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 411 High Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210304-0027977, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 411 High Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20080414-0037514, and as amended in Instrument No. 20210304-0027977, and Bylaws appended thereto as Exhibit "C", in the said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of 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, and as re-recorded in Book 7760, page 959, Register's Office for Davidson County, Tennessee, dated September 29, 1988 and recorded on September 30, 1988.

Being a portion of 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 Register's Office for Davidson County, Tennessee, dated March 28, 2003 and recorded on April 02, 2003.

Being a portion of the same property conveyed to LS-TG Home Fund, LLC, a Delaware limited liability company by Warranty deed from Timothy Clay Abbott of record in Instrument No. 20200402-0035354 Register's Office for Davidson County, Tennessee, dated March 31, 2020 and recorded on April 02, 2020.

Being a portion of 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 Delaware limited liability company of record in Instrument No. 20210304-0027979 Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 04, 2021.

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 413 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 30th 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, Authorized Member, 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 30th day of December, 2021.

DREW BANDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03.3.2025

_____
Notary Public

My Commission Expires: 3/3/25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/04/2022 ____ (date of document).

Affiant Signature

01/04/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4th day of January, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025