Karen Johnson Davidson County
Batch# 788709 DEEDWARR
01/12/2022 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $10,175.00
20220112-0004363

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7920

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of December, 2021

Notary Public

Commission Expires: 3-7-23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
JPW Residences, LLC 207 3rd Avenue North Unit 602 Nashville, TN 37201	**NEW OWNER**	093-02-3D-010.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Bobby Estell, a married man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JPW Residences, LLC, a Texas Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, 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 No. 602 of The Phoenix Loft (207 Third Avenue North Condominium), a horizontal property regime established by Master Deed in Instrument No. 20040701-0078141, Amended and Restated in Instrument Nos. 20050907-0107157 and 20051019-0125906, and further amended in Instrument Nos. 20120515-0041818 and 20120523-0044645, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan attached as Exhibit "B" to the aforementioned amendment to the Amended and Restated Master Deed for The Phoenix Loft of record in Instrument No. 20120523-0044645, Register's Office for Davidson County, Tennessee, for a more complete description of said Unit.

Being the same property conveyed to Bobby Estell, a single man by Warranty Deed from Joseph D. Willoughby and Jennifer R. Willoughby, Husband and Wife, of record in Instrument No. 20141010-0094344, Register's Office for Davidson County, Tennessee, dated October 8, 2014 and recorded on October 10, 2014.

This property is not the primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 207 3rd Avenue North, Unit 602, Nashville, TN 37201

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of December, 2021.

Bobby Estell by Legina Chaudoin his Attorney-In-Fact

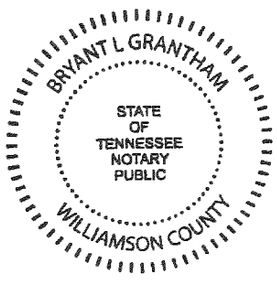
Bobby Estell by Legina Chaudoin, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Legina Chaudoin as Attorney in Fact for Bobby Estell, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Bobby Estell, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of December, 2021.

Notary Public
My Commission Expires: 6-1-2025



Certificate of Authenticity

I, **Nick Harris**, 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 **12-29-2021**.

Affiant Signature

12-29-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **29TH** day of **DECEMBER**, 20**21**.

Notary's Signature

My Commission Expires: 3/7/22

Date

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY