Return To: Perrone & Young
109 Westpark Drive
Suite 330
[illegible]ood, TN 37027

Warranty Deed

Karen Johnson Davidson County Batch# 805417 DEEDWARR 02/15/2022 10:44:49 AM 2 pgs Fees: $13.00 Taxes: $2,090.50 20220215-0017368	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $565,000.00. Affiant Subscribed and sworn to before me, this the 14th day of February, 2022. Notary Public My commission expires: 11/22/25

CARRIE BORDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Grace Eunhye Park	Fairway Asset Corp.	133-01-0D-004.00-CO
417 High Street	15400 Calhoun Dr, Ste 120	
Nashville, TN 37211	Rockville, MD 20855	

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 **GRACE EUNHYE PARK**, 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 D 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 417 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 14th day of February, 2022.

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 14th day of February, 2022.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025