Karen Johnson Davidson County
Batch# 808922 DEEDWARR
02/22/2022 10:43:25 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20220222-0019775

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Will

Actual consideration or value, whichever is greater is $365,000.00.

Affiant

Subscribed and sworn before me this the 18 day of February, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Madison Gant O'Brien and Joseph Regan 3213 Hammingbird Drive Nashville, TN 37216	New Owner	071-08-0 137.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JM2IM, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MADISON GANT O'BRIEN, SINGLE, AND JOSEPH G. REGAN, SINGLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 148 on the Map of Section One, Joywood Heights, as of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to JM2IM, LLC, a Tennessee limited liability company, by deed dated 09/06/2019, from Jennifer Morant, married, of record in Instrument No. 20190912-0092290, Register's Office for said County.

Also being the same property conveyed to Jennifer Morant, a married person, by deed dated 11/06/2017, from Triston Jacobs Trustee of The 2104 Jones Ave Trust, of record in Instrument No. 20171204-0123217, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2104 Jones Ave, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the _____ day of February, 2022.

Witness my hand this the 18th day of February, 2022.

JM2IM, LLC

BY: _____
Joshua Morant, Trustee of the Jennifer Morant and Joshua Morant Living Trust

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joshua Morant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the TRUSTEE of the within named bargainor, the Jennifer Morant and Joshua Morant Living Trust, and that he, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Jennifer Morant and Joshua Morant Living Trust by the said Joshua Morant as such TRUSTEE.

Witness my hand and official seal this 18th day of February, 2022.

My commission expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY