Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 813901 DEEDWARR
03/02/2022 01:20:55 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20220302-0023766

Warranty Deed

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

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

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:
Matthew Ryan Wentworth Gabriela Alexandra Wentworth	New Owner(s)	091 02 0L00201CO
5501B New York Avenue		
Nashville, TN 37209		

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, **2J GENERAL PARTNERSHIP, A TENNESSEE PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW RYAN WENTWORTH AND GABRIELA ALEXANDRA WENTWORTH, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 5501B New York Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5501B New York Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20211104-0147439, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to 2J General Partnership, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20210824-0114182, in the Register's Office of Davidson County, Tennessee, dated August 13, 2021 and recorded on August 24, 2021.

Being part of the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Greasy Kapha, LLC, of record in Instrument No. 20210817-0111320, in the Register's Office of Davidson County, Tennessee, dated August 13, 2021 and recorded on August 17, 2021.

Being part of the same property conveyed to Greasy Kapha, LLC, a Tennessee limited liability company, by Quit Claim Deed from Andrew R. Devries and Rachel L. Devries, husband and wife, of record in Instrument No. 20190925-0097535, in the Register's Office of Davidson County, Tennessee, dated September 24, 2019 and recorded on September 25, 2019.

Being part of the same property conveyed to Andrew R. Devries and Rachel L. Devries, husband and wife, by Quit Claim Deed from Greasy Kapha, LLC, a Tennessee limited liability company, of record in Instrument No. 20190910-0091562, in the Register's Office of Davidson County, Tennessee, dated September 06, 2019 and recorded on September 10, 2019.

Being part of the same property conveyed to Andrew R. Devries and Rachel L. Devries, husband and wife, by Quit Claim Deed from Greasy Kapha, LLC, a Tennessee limited liability company, of record in Instrument No. 20190905-0089892, in the Register's Office of Davidson County, Tennessee, dated August 22, 2019 and recorded on September 05, 2019.

Being part of the same property conveyed to Greasy Kapha, LLC, a Tennessee limited liability company, by Quit Claim Deed from Andrew R. Devries and Rachel L. Devries, husband and wife, of record in Instrument No. 20190102-0000152, in the Register's Office of Davidson County, Tennessee, dated December 31, 2018 and recorded on January 02, 2019.

Being part of the same property conveyed to Andrew R. Devries and Rachel L. Devries, by Warranty Deed from Jeremy L. Defee and wife, Jenny M. Defee, of record in Instrument No. 20181105-0109639, in the Register's Office of Davidson County, Tennessee, dated October 31, 2018 and recorded on November 05, 2018.

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 5501B New York Avenue, Nashville, TN 37209, 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 28th day of February, 2022.

2J General Partnership, a Tennessee Partnership

By: _____
Jarred McNeal, General Partner

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 Jarred McNeal, 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 General Partner of 2J General Partnership, a Tennessee Partnership, 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 28th 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