WARRANTY DEED

Karen Johnson Davidson County
Batch# 819246 DEEDWARR
03/10/2022 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20220310-0027905

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF February 2022

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

MST 2022-0069

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sahira Karina Ledezma Manjarrez and Luis Raul Ledezma Manjarrez	New Owner	149-03-0K-012.00-CO
(NAME)	(NAME)	
2656 Lakevilla Dr Unit 12	2656 Lakevilla Dr. Unit 12	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **J Developments MT, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis Raul Ledezma Manjarrez, Sahira Karina Ledezma Manjarrez & Maria Guadalupe Manjarrez Ordonez, as tenants in common with rights of survivorship,** 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. 12 on the Final Specific Plan of Townview Lofts, as shown on Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions for Townview Lofts, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200828-0097970, and Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Townview Lofts, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211004-0133379, and First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Townview Lofts, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211221-0168735, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scotland Springs, LLC, a Tennessee limited liability company by Special Warranty deed from Dover Glen Investors, LLC, a Tennessee limited liability company of record in Instrument No. 20170927-0098875 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on September 27, 2017. (Value or consideration as shown in aforementioned deed $150,000.00.)

Being a portion of the same property conveyed to J Developments MT, LLC, a Tennessee limited liability company by Quitclaim deed from Scotland Springs LLC, a Tennessee limited liability company of record in Instrument No. 20200122-0007979 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 22, 2020. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 2656 Lakevilla Dr Unit 12 Nashville, TN 37217.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20100818-0065095, Register's Office of Davidson County, Tennessee Subject to all matters shown on the Plan of record as Instrument Number 20090323-0026016, Register's Office of Davidson County, Tennessee.

This property, known as 2656 Lakevilla Dr Unit 12, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hand(s) this 10th DAY OF Feb, 2022.

J Developments MT, LLC

BY: [signature]
Title: Authorized Agent

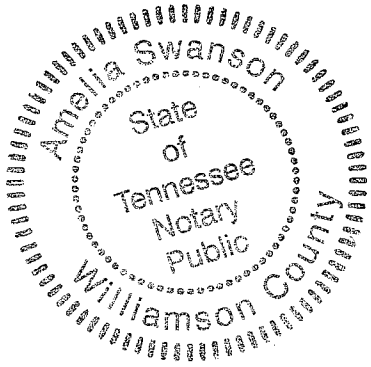
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Melorum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of Feb, 2022.

[signature]
Notary Public

My commission expires: 4/24/23



Tennessee Certification of Electronic Document

I, Anna Bates 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 2/18/22 (date of document).

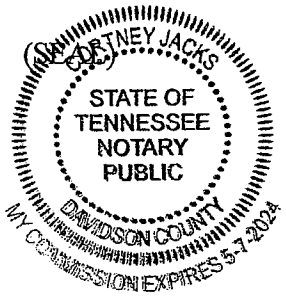
Anna Bates
Affiant Signature

2/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 of February, 2022.

(SEAL)



Notary's Signature
My Commission Expires: