Warranty Deed

Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this the 10th day of March, 2022. Notary Public My commission expires:

Karen Johnson Davidson County
Batch# 820340 DEEDWARR
03/11/2022 11:42:29 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20220311-0028699

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

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)	091-02-0L-002.01-CO
5501 New York Avenue, B		
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:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 5501B New York Avenue Townhomes, A Horizontal Property Regime of record at Instrument No. 20211104-0147439, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 5501B New York Avenue Townhomes, A Horizontal Property Regime, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211104-0147439, and Bylaws appended thereto as Exhibit "C", 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 the same property conveyed to Andrew R. Devries and Rachel L. Devries, husband and wife by Warranty deed from Jeremy L. Defee and wife, Jenny M. Defee of record in Instrument No. 20181105-0109639 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 05, 2018.

Being the same property conveyed to Greasy Kapha, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Andrew R. Devries and Rachel L. Devries, husband and wife of record in Instrument No. 20190102-0000152 Register's Office for Davidson County, Tennessee, dated December 31, 2018 and recorded on January 02, 2019.

Being a portion of the same property conveyed to Andrew R. Devries and Rachel L. Devries, husband and wife by Quitclaim deed from Greasy Kapha, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190905-0089892 Register's Office for Davidson County, Tennessee, dated August 22, 2019 and recorded on September 05, 2019.

Being a portion of the same property conveyed to Andrew R. Devries and Rachel L. Devries, husband and wife by Quitclaim deed from Greasy Kapha, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190910-0091562 Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 10, 2019.

Being a portion of the same property conveyed to Greasy Kapha, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Andrew R. Devries and Rachel L. Devries, husband and wife of record in Instrument No. 20190925-0097535 Register's Office for Davidson County, Tennessee, dated September 24, 2019 and recorded on September 25, 2019.

Being a portion 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 Register's Office for Davidson County, Tennessee, dated August 13, 2021 and recorded on August 17, 2021.

Being a portion 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 Register's Office for Davidson County, Tennessee, dated August 13, 2021 and recorded on August 24, 2021.

Being also known as 5501 New York Avenue Unit C Nashville, TN 37209.

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 5501 New York Avenue Unit C, 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 10th day of March, 2022.

2J General Partnership, a Tennessee Partnership

By: _____
Clark Finley, Authorized Signer

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 Clark Finley, 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 Signer 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 10th day of March, 2022.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON