This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16315-AP

Karen Johnson Davidson County
Batch# 823419 DEEDWARR
03/16/2022 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20220316-0030851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2022.

Notary Public
My Commission Expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
JML Holdings LLC 1831 12th Ave S #171 Nashville, TN 37203	New Owner 1831 12th Ave S #171 Nashville, TN 37203	103-01-0-034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Amos P. Byers and Patsy L. Byers, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JML Holdings LLC, a Tennessee Limited Liability Company,** 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:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the north by the Steve R. Smith, et ux property as of record in Deed Book 7471, page 468, R.O.D.C., TN, bounded on the east by the Jesse W. Robinson, et ux property as of record in Deed Book 3179, page 253, R.O.D.C., TN, bounded on the south by the northerly margin of Alleyway #1528 having a width of 10 feet, bounded on the west by the Nellie Mae Broadrick property as of record in Instrument No. 200007240073033, R.O.D.C., TN, and being more particularly described according to a survey by Jeffrey K. Kimbro RLS #1756, Thornton & Associates, Inc. 1205 South Graycroft Avenue, Madison, TN 37115 on 5/19/03, as follows:

Beginning at a point in the northerly margin of Alleyway #1528, said point being the southwesterly corner of the Jesse W. Robinson, et ux property as of record in Deed Book 3179, page 253, R.O.D.C., TN, and being 100 feet southwesterly from the westerly margin of Marcia Avenue; thence, with the northerly margin of Alleyway #1528, South 53 deg. 00' 00" West, 50.00 feet; thence, a common line with the Nellie Mae Broadrick property as of record in Instrument No. 200007240073033, R.O.D.C., TN, North 34 deg. 46' 48" West, 122.62 feet to an iron pin set; thence, a common line with the Steve R. Smith et ux property as of record in Deed Book 7471, page 468, R.O.D.C., TN, North 45 deg. 51' 29" East, 50.00 feet to an existing iron pin; thence, a common line with the Jesse W. Robinson, et ux property as of record in Deed Book 3179, page 253, R.O.D.C., TN, South 35 deg. 03' 34" East, 128.82 feet to the point of beginning and containing 6,243 sq. ft. or 0.143 acres, more or less.

Being the same property conveyed to Amos P. Byers and wife, Patsy L. Byers by Warranty Deed from Roger Dale Buchanan and wife, Sheila Lynn Buchanan, dated May 21, 2003, recorded June 4, 2003, of record in Instrument No. 20030604-0076429, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6104 Cowden Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of March, 2022.

GRANTOR:

Amos P. Byers

Patsy L. Byers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amos P. Byers and Patsy L. Byers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of March, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202203160030851

Certificate of Authenticity

I, Holly A Mason, 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 3/8/22.

Affiant Signature

3/8/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of March, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022