WARRANTY DEED

STERLING PHILMORE JAMES, JR.
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0642238
My Commission Expires Feb 18, 2029

JM-CT-22-964

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/18/2029

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 825753 **DEEDWARR**
03/21/2022 02:58:20 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20220321-0032382

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JTM I, LLC	**NEW OWNER**	
(NAME)	(NAME)	**082-14-0A-102.00-CO**
8920 27th St W		
(ADDRESS)	(ADDRESS)	
University Place, WA 98466		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY CONNER BLAND AND KAITLYN M. BLAND, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JTM I, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 964 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Timothy Conner Bland and Kaitlyn M. Bland, husband and wife by Warranty deed from Thompson Property Investment LLC, an Indiana Limited Liability Company of record in Instrument No. 20171227-0130912 Register's Office for Davidson County, Tennessee, dated December 21, 2017 and recorded on December 27, 2017.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Riverfront Condominiums of record in Instrument No. 20051221-0153160, First Amendment in Instrument No. 20051228-0155671, Second Amendment in Instrument No. 20060518-0058640 and in Instrument No. 20150402-0029055 Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20090109-0002382, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument No. 20051216-0151344, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Instrument No. 20061229-0161139, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 2303, Page 437, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement(s) of record in Book 2098, Page 166, Book 1112, Page 881 and Book 7228, Page 400, in the Register's Office for Davidson County, Tennessee.
- Nashville Gas Easement of record in Book 2199, Page 537, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20160301-0019392, in the Register's Office for Davidson County, Tennessee.
- Agreement between city of Nashville and Phillip Kerrigan, Jr of record in Book 55, Page 468, in the

Register's Office for Davidson County, Tennessee.
• Memorandum of Lease with Web Service Company, Inc of record in Book 11233, Page 522, in the Register's Office for Davidson County, Tennessee.
• Subordination and Non-Disturbance Agreement of record in Book 11405, Page 552, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **964 1st Avenue North, Nashville, Tennessee 37201**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15 DAY OF MARCH, 2022.

Timothy Conner Bland

Kaitlyn M. Bland

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY CONNER BLAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of March, 2022.

Notary Public
My Commission Expires: 2/18/2029
(SEAL)

STERLING PHILMORE JAMES, JR.
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0642238
My Commission Expires Feb 18, 2029

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAITLYN M. BLAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of March, 2022.

Notary Public
My Commission Expires: 2/18/2029
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RETURN TO:
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