WARRANTY DEED

Karen Johnson Davidson County
Batch# 828466 DEEDWARR
03/25/2022 09:44:00 AM 2 pgs
Fees: $13.00 Taxes: $2,965.18

20220325-0034546

MELISSA ROGERS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$801,400.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
JSC Property Management, LLC	SAME	103-01-0-139.00
(NAME) 330 Deer Pointe	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220290

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, I/we, **Old Republic Exchange Co. as QI for J.D.P. Properties, L.P., a Tennessee partnership** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JSC Property Management, LLC**, 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. :

Certain real property situate in the 8th Civil District of Davidson County, Tennessee, being Parcel B on the Plan of the Re-Subdivision of Commercial Tract No. 2 of the Grinnell Tracts, as of record in Book 3842, page 266, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at an iron pin on the southeasterly right-of-way of Charlotte Pike, said iron pin being 504 feet NE from the extension of the center line of American Road; thence with said right-of-way N 43°40'E 115 feet to an iron pin; thence S 39°13'E 201.57 feet to an iron pin; thence S 43°40'W 90 feet to an iron pin; thence N 46°20'W 200 feet to an iron pin, the point of beginning.

Being the same property conveyed to Delmer H. Peppers and wife, Wylene W. Peppers a ½ interest by Warranty Deed from James H. Benson for consideration of $30,000.00, dated April 2, 1970 and filed of record in Book 4411, page 95, Register's Office for Davidson County, Tennessee. D.H. Peppers (aka Delmer H. Peppers) and wife, Wylene W. Peppers conveyed subject property to John David Peppers, Trustee of the Joshua Daniel Peppers 1999 Vested Trust and John David Peppers, Trustee of the Joshua Daniel Peppers 2002 Vested Trust by Quitclaim Deed dated July 22, 2009 and filed of record in Instrument No. 20090803-0072408. John David Peppers, Trustee of the John David Peppers 1999 Vested Trust conveyed subject property to J.D.P. Properties by Quitclaim Deed dated July 22, 2009 and filed of record in Instrument No. 20090803-072409, said Register's Office. John David Peppers, Trustee of The Joshua Daniel Peppers 2002 Vested Trust also conveyed subject property to J.D.P. Properties by Quitclaim Deed dated July 22, 2009 and filed of record in Instrument No. 20090803-0072410, said Register's Office.

And also made subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage appearing of record in Book 6147, page 808, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 6305 Charlotte Pike, Nashville, TN 37209
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 24th day of March, 2022

J.D.P. Properties, L.P.

By: _____
John D. Peppers, Partner

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared John D. Peppers, 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 Partner (or other officer authorized to execute the instrument) of J.D.P. Properties, L.P., the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Partner (or other authorized officer).

Witness my hand, at office, this 24th of March, 2022.

_____
Notary Public
My Commission Expires: 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC