This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16190-CC

Karen Johnson Davidson County
Batch# 829312 DEEDWARR
03/28/2022 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220328-0035133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of March, 2022.

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission Expires: 3/3/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Victor Hope Capital, LLC 636 Grassmere Park Drive, Suite 110 Nashville, TN 37211	New Owner	092-10-0H-020.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JABB Nashville, LLC, a Georgia limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Victor Hope Capital, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successor and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 20, and the appurtenant interest in the common elements of Clifton Condos, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Declaration of Covenants, Conditions and Restrictions of Clifton Condos, a condominium development, of record in Instrument No. 20180413-0035156; as amended in Instrument No. 20181228-0125893; and in Instrument No. 20190220-0015516, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site plan of Clifton Townhomes – Phase 2, attached as exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Clifton Condos provided in said Declaration, as amended, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to JABB Nashville, LLC, a Georgia limited liability company by Special Warranty Deed from CJ Clifton Partners, LLC, a Tennessee limited liability company, dated April 12, 2019, recorded April 16, 2019, of record in Instrument No. 20190416-0034939, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **2521 Clifton 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 its 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:

Jabb Nashville, LLC,
a Georgia limited liability company

By: _____
Jon M. Williams, Manager

JOHANNA HOOVER
NOTARY PUBLIC
OCONEE COUNTY, GEORGIA
MY COMMISSION EXPIRES
AUGUST 30, 2025

STATE OF Georgia

COUNTY OF Athens-Clarke

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jon M. Williams, Manager the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Jabb Nashville, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

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

Johanna Hoover
Notary Public
My Commission expires: August 30, 2025

202203280035133

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 3/8/22 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3-8-2022

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM