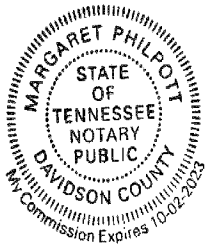
Karen Johnson Davidson County
Batch# 833039 DEEDWARR
04/01/2022 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20220401-0037892

WARRANTY DEED



File No.: COM-22-408-S

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JJP, LLC	New Owner	103-01-0-133
(NAME)	(NAME)	
408 American Road Nashville, TN 37209		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **TWO DOGS DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JJP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

(Commonly known as 408 American Road, Nashville, TN 37209; Map/Parcel 103-01-0-133.00)

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the plan of A Revision of Lot 3 of Charlotte Park Commercial Area, of record in Plat Book 8250, Page 909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

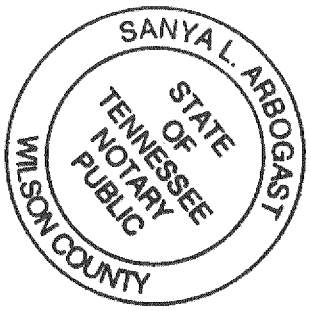
Being part of the same property conveyed to Two Dogs Development, LLC, a Wyoming limited liability company, by General Warranty Deed dated March 11, 2022, recorded March __, 2022, in Instrument No. **20220311-0028887**, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **unimproved** property, known as 408 American Road, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 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 11th day of March, 2022



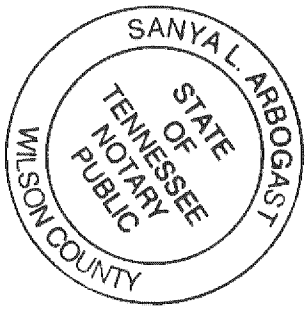
Two Dogs Development, LLC, a Wyoming Limited Liability Company

By: _____
Ryan Pratt, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sanya L. Arbogast of the state and county mentioned, personally appeared Ryan Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Two Dogs Development, LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Pratt as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of March, 2022.



_____
Notary Signature

Printed Name: Sanya L. Arbogast

My commission expires: 8/28/24

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **3/11/2022** (date of document).

Affiant Signature

3/11/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **March**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

