This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-16389-TC

Karen Johnson Davidson County
Batch# 838776 DEEDWARR
04/13/2022 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20220413-0042499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2022.

SARAH AMES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

Notary Public
My Commission Expires: 9/2/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kyle McClain 3833 Edwards Avenue Nashville, TN 37216	Same as owner	061 10 0 069.00

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, **JTM Group LLC, A Tennessee Limited Liability Company**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kyle McClain, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Maplewood Heights Subdivision for J. E. Saunders of record in Plat Book 547, Page (s) 77 and 78, in the Register's Office for said County. Being Lot No. 95 fronts 100 feet on the Easterly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to JTM Group LLC, A Tennessee Limited Liability Company, by Warranty Deed from Mary Margaret Lasiter, a single woman, of record in Instrument No. 20210823-0113225, in the Register's Office of Davidson County, Tennessee, dated August 20, 2021 and recorded on August 23, 2021.

Being the same property conveyed to Mary Margaret Lasiter, a single woman, by Warranty Deed from Jo Ann Johnson, a single woman, of record in Instrument No. 20030609-0079447, in the Register's Office of Davidson County, Tennessee, dated May 28, 2003 and recorded on June 09, 2003.

This is improved property located at: **3833 Edwards Avenue, Nashville, TN 37216.**

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 5th day of April, 2022.

GRANTOR:

JTM Group LLC, a Tennessee Limited Liability Company

By: _____
Justin Miller, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared 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 Member of JTM Group LLC, the maker, and as such member of JTM Group, LLC, is authorized to execute the forgoing instrument for the purposes of therein contained.

WITNESS my hand and seal at office this 5th day of April, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 April 5, 2022.

Signature
Date: April 5, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 5th day of April, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD