BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 848085 DEEDWARR
04/29/2022 10:12:35 AM 2 pgs
Fees: $13.00 Taxes: $4,743.64
20220429-0049808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,282,064.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF April 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JER Tennessee Investment Services Trust #1 dated August 9, 2021	NEW OWNER	
(NAME)	(NAME)	131 15 0 091.00
2215 Castleman Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **GARDNER PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES ED RICE, JR., TRUSTEE OF THE JER TENNESSEE INVESTMENT SERVICES TRUST #1 DATED AUGUST 9, 2021,** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision Lot No. 3, J. T. Jenkins Home Tract, of record in Book 5190, Page 697, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to A.M. Ashbaugh and Wife, Laura Wade Ashbaugh, by Installment Deed from E.A. Bergstrom and Wife, Mary W. Bergstrom, of record in Book 1041, Page 171, in the Register's Office of Davidson County, Tennessee, dated June 02, 1936 and Recorded on January 10, 1938. The said Laura Wade Ashbaugh having died on November, 04 1981.

Being the same property conveyed to Marilyn A. Gardner, by Quitclaim Deed from A. M. Ashbaugh (Unmarried), of record in Book 6038, Page 821, in the Register's Office of Davidson County, Tennessee, dated April 14, 1983 and Recorded on April 15, 1983.

Being the same property conveyed to Gardner Family Partners, L.P., a Tennessee limited partnership, by Quitclaim Deed from Marilyn A. Gardner, of record in Book 9903, Page 508, in the Register's Office of Davidson County, Tennessee, dated December 28, 1995 and recorded on December 29, 1995. Gardner Family Partners, L.P., a Tennessee limited partnership merged and is now known as Gardner Properties, GP, a Tennessee general partnership

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 1154 Sewanee Rd., Nashville, TN 37220
(House Number) (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 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. 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 hand this 28th day of April, 2022.

GARDNER PROPERTIES, GP

BY: Carl A Gardner

CARL A. GARDNER, MANAGING PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Carl A. Gardner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Partner of Gardner Properties, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such Managing Partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Managing Partner.

Witness my hand and official seal this 28th day of April, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public