THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37068-05-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me this 9th day of May, 2022. Notary Public My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 857350 DEEDWARR
05/17/2022 03:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20220517-0057047

WARRANTY DEED

Address New Owner: Jemoran1, LLC, Jemoran2, LLC 7500 NW 25TH St. Miami, FL 33122	**Send Tax Bills To:** Jemoran1, LLC, Jemoran2, LLC 7500 NW 25TH St. Miami, FL 33122	**Tax Information:** Map and Parcel No.: 131060G30600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emmie C. Smock, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JEMORAN1, LLC, a Florida limited liability company and JEMORAN2, LLC, a Florida limited liability company** ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 306 Ashlawn Court, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 9th day of May, 2022.

Emmie C. Smock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emmie C. Smock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 306, together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a Condominium, a horizontal property regime established by Master Deed, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amendment to Master Deed.

Being the same property conveyed to Emmie C. Smock, an unmarried woman, by deed from S. Christine Paysen, an unmarried woman and Sonia Paysen Rohr, an unmarried woman, of record in Instrument No. 20200619-0065819, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 131060G30600CO.
2. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, and in Book 6911, page 120, Book 7076, page 691 and Instrument No. 20031219-0181028, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Burton Hills Village of Ashlawn, of record in Book 7076, page 696, amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 6250, page 978, amended in Book 6900, page 304, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3702, page 250 and Book 4298, page 491, Register's Office for Davidson County, Tennessee.
7. Agreement of record in Book Book 6470, page 383, Book 6655, page 47 and in Book 7147, pages 411 and 416, Register's Office for Davidson County, Tennessee.
8. Easement granted to Comcast of record in Instrument No. 20140902--0079895, Register's Office for Davidson County, Tennessee.
9. Utility Easements of record in Book 3702, page 260, Book 3702, page 298 and Book 3702, page 491.
10. Deed of Conveyance for Sanitary Sewer to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7275, page 826, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on May 9, 2022.

Signature May 9, 2022.

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on May 9, 2022.

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY