WARRANTY DEED

Karen Johnson Davidson County
Batch# 861365 DEEDWARR
05/23/2022 03:28:29 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20220523-0059826

BS-DHR-22-3120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
John F. Hanna and Silvana F. Hanna	First Vision Bank Of Tennesee and Mortgage Electronic Registration Systems, Inc	
(NAME)	(NAME)	135-10-0C-094.00-CO
1938 Kleck Rd.	372 W. Northfield Blvd	
(ADDRESS)	(ADDRESS)	
Paso Robles, CA 93446	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JWM INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN F. HANNA AND SILVANA F. HANNA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 88 on the Plan of Final Plat of Section Four, Ransom Park of record in Plat at Instrument No. 20040323-0032419, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Property commonly known as 3120 Deercreek Trail South, Nashville, TN 37217, for informational purposes only.

Being the same property conveyed to Bruce A. Cheatham, unmarried by Warranty deed from Fischer & Ford Group, LLC of record in Instrument No. 20050401-0035488 Register's Office for Davidson County, Tennessee, dated March 31, 2005 and recorded on April 01, 2005.

Being the same property conveyed to JWM Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from The Estate of Bruce A. Cheatham, Walter Cheatham and Lula Bernice Cheatham, husband and wife of record in Instrument No. 20220422-0046791 Register's Office for Davidson County, Tennessee, dated April 15, 2022 and recorded on April 22, 2022.

Bruce A. Cheatham died intestate on June 22, 2021 as evidenced in the Affidavit of Heirship recorded on April 22, 2022 in Instrument No. 20220422-0046790.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record as Instrument Number 20040323-0032419, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000725-0073496 and in Instrument No. 20011010-0110579, Register's Office for Davidson County, Tennessee
- StormWater Detention Agreement of record in Instrument Number 20010206-00111474 and in Instrument No. 20010724-0078014, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20030221-0023335, in the Register's Office for Davidson County, Tennessee.
- Easements to City Nashville as set forth of record in Book 2649, Page 593, in the Register's Office for Davidson County, Tennessee.
- Right of Way Deed of record in Book 2905, Page 509, in the Register's Office for Davidson County, Tennessee.
- American Telephone and Telegraph Company of Tennessee of record in Book 1237, Page 111, in the

Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3120 Deercreek Trail South, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 20th DAY OF MAY, 2022.

JWM Investments, LLC

BY: _____
Melanie Morgan
Member

BY: _____
Walter Morgan, Jr
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELANIE MORGAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JWM INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of May, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER MORGAN, JR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JWM INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of May, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212