WARRANTY DEED

Karen Johnson Davidson County
Batch# 862104 DEEDWARR
05/25/2022 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20220525-0060346

B-SH-22-970H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

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)
Two Js, LLC	Two Js, LLC	
(NAME)	(NAME)	
465 POND APPLE RD	465 Pond Apple Rd	**070-07-0P-022.00-CO**
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043	Clarksville, TN 37043	
(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, **JAMES B. RAINES AND GINGER M. RAINES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TWO JS, LLC,** 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 Unit 22, on the Plan of Westvue, attached as Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions for Westvue, a Horizontal Property Regime with Private Elements, of record in instrument No. 20191101-0112866, amended in Instrument No. 20200204-0012519 and amended in instrument No. 20200601-0055933, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to John C. Jones, III, a married man by Warranty deed from Norma Crow, unmarried of record in Instrument No. 20190813-0080567 Register's Office for Davidson County, Tennessee, dated August 09, 2019 and recorded on August 13, 2019.

Being a portion of the same property conveyed to Westvue Development, LLC, a Tennessee limited liability company by Quitclaim deed from John C. Jones, III of record in Instrument No. 20190923-0096548 Register's Office for Davidson County, Tennessee, dated September 19, 2019 and recorded on September 23, 2019.

Being the same property conveyed to James B. Raines and Ginger M. Raines, husband and wife by Warranty deed from Westvue Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210520-0068895 Register's Office for Davidson County, Tennessee, dated May 18, 2021 and recorded on May 20, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191101-0112866, amended in Instrument No. 20200204-0012519 and amended in Instrument No. 20200601-0055933, Register's Office for Davidson County, Tennessee.
- Dedication of Public Right of Way of record in Instrument Number 20171117-0118388 and Instrument No. 20190909-0090867, in the Register's Office for Davidson County, Tennessee.
- Agreed Final Order for Right of Way with Easement of record in Book 8463, Page 447, in the Register's Office for Davidson County, Tennessee.
- Drainage and/or Public Utility Easement of record in Instrument Number 20000216-0015418, in the Register's Office for Davidson County, Tennessee.
- Restriction for Storm Water Facilities and Systems of record in Instrument Number 20170323-0028350, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20191101-0112865, in the Register's Office for Davidson County, Tennessee.
- Agreement for Private Water and Sewer Services of record in Instrument Number 20191011-0104555, 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: **970H Youngs Lane, Nashville, Tennessee 37207**.

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 6th DAY OF MAY, 2022.

James B. Raines

Ginger M. Raines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES B. RAINES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2022.

Notary Public
My Commission Expires: ~~5-2-22~~ 1.11.26
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GINGER M. RAINES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2022.

Notary Public
My Commission Expires: ~~5-2-22~~ 1.11.26
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Jackson Bond, do hereby 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.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024