THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220440525

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $618,000.00.

Katie Bradley
Affiant

Subscribed and sworn to before me, this 1st day of June, 2022.

Notary Public
My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 867061 DEEDWARR
06/03/2022 12:08:30 PM 2 pgs
Fees: $13.00 Taxes: $2,286.60

20220603-0064330

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eleanor Leanne Huber and Brandon Huber 506 36th Avenue North, Unit A Nashville TN 37209	New Owner	Tax Parcel ID No. 092-09-4S-001.00 CO

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, **JNO Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eleanor Leanne Huber and Brandon Huber, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" on the plan of 506 36th Avenue North Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 506 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161103-0116192, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to 3516 RICHLAND, LLC, by deed from DIANNE K. HAMILTON, of record in Instrument No. 20160817-0085954, dated August 16, 2016, said Register's Office.

Being part of the same property being further conveyed to JNO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from 3516 RICHLAND, LLC, of record in Instrument No. 20180626-0061465, dated June 21, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 092-09-4S-001.00 CO.

Matters shown on the Plan of record in Plat Book 332, page 161, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161103-0116192, said Register's Office.

This is improved property located at 506 36th Avenue North, Unit A Nashville TN 37209

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 1st day of June, 2022.

JNO Properties, LLC

Authorized Agent

By: Shira Kingrey, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of JNO Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent.

Witness my hand, at office, this 1st day of June, 2022.

J Anderson

Notary Public



My Commission Expires: _____