Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 868625 DEEDWARR
06/08/2022 10:37:55 AM 2 pgs
Fees: $13.00 Taxes: $15,540.00
20220608-0065489

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Christopher and Carly Kennedy 3612 Woodmond Blvd,Unit A Nashville, TN 37215	Christopher and Carly Kennedy 3612 Woodmond Blvd,Unit A Nashville, TN 37215	117-05-0H-001-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **JMTN Properties, LLC, a Tennesee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher M. Kennedy and Carly Kennedy, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 3612 Woodmont Blvd Homes of record in Instrument No. 20200831-0098401, as amended in Instrument No. 20220321-0032178, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JMTN Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Cal Max Properties, a California Limited Partnership of record in Instrument No. 20220527-0061651 in the Register's Office for Davidson County, Tennesee, dated May 23, 2022 and recorded on May 27, 2022.

Being the same property conveyed to Calmax Properties, LP, A California limited partnership by Warranty Deed from Stephen Mark Sefsik, Helen Sefsik and Michael Scott Sefsik, being the Devisees under the last will and Testament of Sallye Sefsik and Sylvia Karnowsky of record as Instrument No. 20200813-0090990 in the Register's Office for Davidson County, Tennessee, dated August 12, 2020 and recorded on August 13, 2020.

Being the same property conveyed to Sylvia Karnowsky by QuitClaim Deed from Carrie Linn of record as Instrument No. 20180810-0078957 in the Register's Office for Davidson County, Tennessee, dated August 3, 2018 and recorded on August 10, 2018. The said Sylvia Karnowsky has since died on February 6, 2020, leaving a Last Will and Testament filed of record in Docket No. 20P439 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Mark Sefsik and his wife, Helen Sefsik, and appointed the said Mark Sefsik as Executor.

For Information Only: Being Parcel 117-05-0H-001-00
Being also known as 3612 Woodmont Boulevard Unit A, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of June, 2022.

JMTN Properties, LLC, a Tennessee Limited Liability Company

By: Ryan Maxwell (SEAL)
Ryan Maxwell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2022, before me personally appeared Ryan Maxwell, Manager of JMTM Properties, LLC to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2022.

Notary Signature
My commission expires: 1/11/2026

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 6th day of June, 2022.

Notary Public
My commission expires:
File No. 2022-1043

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025