Karen Johnson Davidson County
Batch# 880386 **DEEDWARR**
06/29/2022 09:40:34 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20220629-0074895

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $155,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of June, 2022.

NOTARY PUBLIC

My commission expires:

GREG W. CLARK NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires December 12, 2022 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| JAMS Investments, LLC | SAME AS NEW OWNER | 061-03-0B-105.00 CO |
| (NAME) | (NAME) | |
| 701 West 7th St | | |
| (ADDRESS) | (ADDRESS) | |
| Columbia, TN 38401 | | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Thomas K. Tegarden and wife, Linda L.Tegarden,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **JAMS Investments, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 105, together with an appurtenat interest in the common elements of Point East Office Association, a horizontal property regime established by Master Deed, of record in Book 7308, page 901, as amended in Book 7340, page 727, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to THOMAS K. TEGARDEN, by deed from POINT EAST CORPORATION, A TENNESSEE CORPORATION, of record in Book 7359, page 78, dated September 18, 1987, said Register's Office.

This property is __unimproved _X_improved property known as: 105 Point East Drive, Nashville, TN 37216.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 24th day of June, 2022.

Thomas K. Tegarden

Linda L.Tegarden

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 24th day of June, 2022.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY