WARRANTY DEED

Karen Johnson Davidson County
Batch# 883615 DEEDWARR
07/05/2022 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220705-0077091

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$250,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JML Holdings, LLC & Hidden Trail Properties LLC	new owners	
(NAME)	(NAME)	081-04-0-210.00
1831 12th Ave S #171		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Robert L. Gant** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JML Holdings, LLC and Hidden Trail Properties LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THAT CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING LOT NO. 1 ON THE UNRECORDED SUBDIVISION OF LOTS NOS. 5 AND 6 ON THE PLAN OF R.W. MCGAVOCKS LANDS, AS OF RECORD IN BOOK 21, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF 3RD AVENUE, NORTH, FORMERLY COLLEGE STREET, AT THE SOUTHWEST CORNER OF LOT NO. 5 ON THE PLAN OF H.W. MCGAVOCK'S LANDS, AS OF RECORD IN BOOK 21, PAGE 32, SAID REGISTER'S OFFICE, THENCE NORTH 47 DEG. 40' EAST WITH THE LINE OF SAID LOT NO. 5 AND LOT NO. 4 A DISTANCE OF 176.2 FEET TO AN IRON PIN; THENCE NORTH FORTY-EIGHT DEGREES WEST 57.2 FEET TO AN IRON PIN, BEING SOUTHEAST CORNER OF LOT NO. 2 OF THIS PLAN; THENCE SOUTH 43 DEG. 50' WEST, 174 FEET ALONG SAID LINE OF LOTS NOS. 1 AND 2 TO THE EASTERLY MARGIN OF 3RD AVENUE NORTH, THENCE SOUTH 48 DEG. EAST, WITH THE EASTERLY MARGIN OF SAID 3RD AVENUE NORTH 45.7 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Robert L. Gant by Warranty deed from Lula Leach Cox, Marian Leach, Joseph Leach, and Gary L. Leach, sole Heirs of the Estate of Joe W. Leach of record in Instrument No. 20040422-0045961, Register's Office for Davidson County, Tennessee, dated December 11, 2002 and recorded on April 22, 2002.

Grantor warrants that this property has not been used as his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1902 3rd Ave N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30th day of June, 2022.

Robert L. Gant

Robert L. Gant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

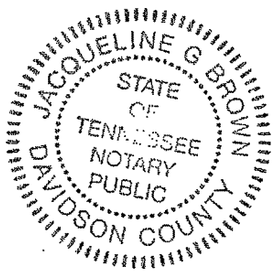
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert L. Gant**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/22.

Affiant Signature

7/1/22
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 1st day of July, 2022

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25