Karen Johnson Davidson County
Batch# 905382 DEEDWARR
08/18/2022 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20220818-0093819

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8800
File No: TN-22-3686

LASHARAD QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-28-2023

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed & sworn to before me, this 18 day of August, 2022

Notary Public

My Commission Expires:

Property Address: 123 Colemont Court, Antioch, TN 37013 **Map/Parcel Number:** 148 14 0 142.00	**Name & Address of New Owner** JBT Group, LLC 3225 McLeod Drive, Suite 100, Las Vegas, NV 89121	**Send Tax Bills To:** JBT Group, LLC 3225 McLeod Drive, Suite 100, Las Vegas, NV 89121

Effective as of **18th day of August, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **New Leaf Investments, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **JBT Group, LLC, a Pennsylvania Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 213-A on the Plan of the Resubdivision of Reserved Parcels "B" & "C" of Colewood Acres - Section 3, as of record in Book 4955, Page 6, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to New Leaf Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from David McGinnis and husband, Scott E. McGinnis, of record in Instrument No. 20220805-0089082, in the Register's Office of Davidson County, Tennessee, dated July 27, 2022 and recorded on August 5, 2022

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Antioch**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 17th day of August 2022

GRANTOR:

New Leaf Investments, LLC, a Tennessee Limited Liability Company

By: Kerry Caldwell
Kerry Caldwell, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, personally appeared Kerry Caldwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of New Leaf Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Kerry Caldwell as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this 17th day of August, 2022.

Jennifer M. Caldwell
Notary Signature
SEAL

JENNIFER M. CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Stevie Friesth 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 08/18/2022 (date of document).

Affiant Signature

08/18/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 18th day of August, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

