Karen Johnson Davidson County
Batch# 906482 DEEDWARR
08/23/2022 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $148.00
20220823-0094885

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $40,000.00.

Affiant

Subscribed and sworn before me this the 28th day of July, 2022.

Notary Public
My commission expires: 9-6-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
JAR Development, LLC	Owners	052-03-0-188.00
8110 Isabella Lane, Ste. 200		
Brentwood, TN 37027		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AHN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED 75% PERCENT INTEREST, AND WINSKI ENTERPRISES, LLC, A LOUISIANA LIMITED LIABILITY COMPANY, AN UNDIVIDED 25% INTEREST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAR DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, all of Grantor's interest in that certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Subdivision Plat, Revision Three to Lots 1 & 3 - Seventh Day Adventist & Tennessee Christian Medical Center of record in Plat at Instrument No. 20120607 0049930, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property in which an undivided 50% interest was conveyed to AHN Investments, LLC, a Tennessee Limited Liability Company, from Alset, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated July 26, 2022, of record in Instrument No. 20220817-0093187 Register's Office for Davidson County, Tennessee.

Being also the same property in which an undivised 25% interest was conveyed to AHN Investments, LLC, a Tennessee Limited Liability Company, from Winski Enterprises, LLC, a Louisiana limited liability company, by Quitclaim Deed dated December 7, 2016, of record in Instrument No. 20161213-0130377, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Winski Enterprises, LLC, a Louisiana limited liability company, an undivided 50% interest, and Alset, LLC, a Tennessee limited liability company, an undivided 50% interest, by Special Warranty deed from HTI Memorial Hospital Corporation, a Tennessee corporation of record in Instrument No. 20160907-0093974 Register's Office for Davidson County, Tennessee, dated September 6, 2016.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 317 Larkin Springs Road, Madison, TN 37115.

THIS IS IMPROVED PROPERTY KNOWN AS 317 Larkin Springs Road, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of their interest in said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this the 26th day of July, 2022.

AHN Investments, LLC

Ashley Howard Nelson, Member

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley Howard Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the member of the within named bargainor, a limited liability company and that she, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Ashley Howard Nelson as such member.

Witness my hand and official seal this 26th day of July, 2022.

My Commission Expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this the 25 day of July, 2022.

Winski Enterprises, LLC

Alton Johnathan Howard, Member

STATE OF LOUISIANA

COUNTY OF Ouachita

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Alton Johnathan Howard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a limited liability company and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Alton Johnathan Howard as such member.

Witness my hand and official seal this 25 day of July, 2022.

My Commission Expires:

Notary Public

RAMONA M PUTNAM
NOTARY PUBLIC NO.017043
STATE OF LOUISIANA
PARISH OF OUACHITA
My Commission is for Life

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-26-22.

Affiant Signature

8-22-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 22 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY