BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 909601 DEEDWARR
08/30/2022 08:56:21 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20220830-0097617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Lana Huel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF AUGUST, 2022.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JMTN Properties, LLC	Same as New Owner	
(NAME)	(NAME)	131-12-0-020.00
1831 12th Ave S, Ste 109		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-5405		
(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, WE, **THE ESTATE OF ROY L. CUNNINGHAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JMTN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 22 on the Plan of Lea-Gran Estates, as of record in Book 2083, Page 88, Register's Office for said County. Said Lot No. 22 fronts 94.96 feet on the Southerly side of Lipscomb Drive and extends back 176.5 feet on the Easterly line and 159.7 feet on the Westerly line to a dead line, measuring 142.1 feet thereon.

Being the same property conveyed to John B. Napier and wife, Henrietta K. Napier by Warranty deed from Huel E. Cunningham and wife, Martha Lillian Cunningham, and Roy L. Cunningham and wife, Ruth Cunningham of record in Book 5965, page 95, Register's Office for Davidson County, Tennessee, dated November 11, 1982 and recorded on November 16, 1982.

Being the same property conveyed to Huel E. Cunningham by Quitclaim deed from Martha Lillian Cunningham of record in Book 11534, page 229, Register's Office for Davidson County, Tennessee, dated June 15, 1999 and recorded on June 18, 1999, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Huel E. Cunningham, a fifty percent (50%) interest and Roy L. Cunningham and wife, Ruth Cunningham, a fifty Percent (50%) interest, as joint tenants with right of survivorship by Deed of Correction from Huel E. Cunningham and Roy L. Cunningham and wife, Ruth Cunningham of record in Instrument No. 20010817-0089119 Register's Office for Davidson County, Tennessee, dated August 16, 2001 and recorded on August 17, 2001.

The said Huel E. Cunningham having sinced died on September 19, 2013 thereby vesting the property in Roy L. Cunningham and wife, Ruth Cunningham. The said Ruth Cunningham having since died in 2018 leaving Roy L. Cunningham as the sole surviving tenant by the entirety.

The said Roy L. Cunningham having since died testate on July 16, 2021. His estate probated in Docket No. 21P-1709 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. The Last Will and Testament names Anne Simmons to serve as Executor with full power to convey said real property.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 1111 Lipscomb Drive, Nashville, TN 37204
(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 29th day of August, 2022

Anne Simmons, Executor

ANNE SIMMONS, EXECUTOR

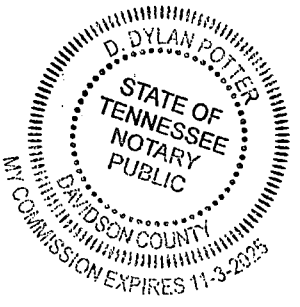
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Anne Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of the Estate of Roy L. Cunningham and executed the within instrument as such Executor.

Witness my hand and official seal this 29th day of August, 2022.

Commission expires:



Notary Public