Batch# 922780 DEEDWARR
09/28/2022 11:31:20 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50
20220928-0107230

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **1400 Arthur LLC, a Delaware Limited Liability Company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **KJJJ Equities Group, LLC, a Texas Limited Liability Company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 6, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1400 Arthur Row Homes, A Horizontal Property Regime with Private Elements of record as Instrument No. 20201030-0126888 and amended in Instrument No. 20220729-0086790 and being shown on Plat attached thereto as Exhibit "C", 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 a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company by Warranty Deed from Jewel Crawford, Personal Representative of the Estate of Termore Willis, Jr. of record in Instrument No. 20181207-0119719, Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 07, 2018.

Being a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company, Three and one third percent (3.33%) undivided interest, by Quitclaim Deed from Lindsay Woodard Greer of record in Instrument No. 20190703-0065091, Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on July 03, 2019.

Being a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company, Five percent (5%) undivided interest by Quitclaim deed from Regina A. Woodard of record in Instrument No. 20190703-0065092 Register's Office for Davidson County, Tennessee, dated April 08, 2019 and recorded on July 03, 2019.

Being a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company, forty-five percent (45%) undivided interest, by Quitclaim Deed from Jackie D. Woodard of record in Instrument No. 20190703-0065093, Register's Office for Davidson County, Tennessee, dated April 08, 2019 and recorded on July 03, 2019.

Being a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company, Fifteen percent (15%) undivided interest, by Quitclaim Deed from Jane D. Woodard of record in Instrument No. 20190703-0065094, Register's Office for Davidson County, Tennessee, dated March 27, 2019 and recorded on July 03, 2019.

Being a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company, three and one third percent (3.33%) undivided interest, by Quitclaim Deed from Joel Keith Woodard of record in Instrument No. 20190703-0065095 Register's Office for Davidson County, Tennessee, dated March 25, 2019 and recorded on July 03, 2019.

Being a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company, seven and One half percent (7.5%) undivided interest by Quitclaim Deed from Michael L. Woodard of record in Instrument No. 20190703-0065096, Register's Office for Davidson County, Tennessee, dated April 27, 2019 and recorded on July 03, 2019.

Being a portion of the same property conveyed to 1400 Arthur LLC, a Delaware Limited Liability Company, Five percent (5%) undivided interest, by Quitclaim Deed from Cindy Cyrus, Taylor Woodard, and Sabrina Woodard of record in Instrument No. 20191118-0118428, Register's Office for Davidson County, Tennessee, dated October 28, 2019 and recorded on November 18, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1400 Arthur Avenue #6, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 EXECUTION HEREOF this 26th day of September, 2022.

1400 Arthur LLC, a Delaware Limited Liability Company

Derek Lisle, Authorized Agent

By: Derek Lisle, Authorized Agent

State of Tennessee)
County of Davidson)

On this 26th day of September, 2022, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Derek Lisle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Authorized Agent of the maker, 1400 Arthur LLC, that he is authorized by the maker to execute this ~~instrument,~~ and that he has executed this instrument on behalf of 1400 Arthur LLC, as Authorized Agent.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 875,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of September, 2022.

Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
KJJJ Equities Group, LLC	**New Owner**	**081-16-2D-006.00**
20511 Fairway Meadow Lane		
Spring, TX 77379		