# WARRANTY DEED

Karen Johnson Davidson County
Batch# 930202 DEEDWARR
10/17/2022 09:41:58 AM 2 pgs
Fees: $13.00 Taxes: $5,531.50

20221017-0113190

File No.: RES-22-2010-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
101 Lea Ave., Nashville, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Portia Sabin and Matthew E. Moon | Castle Mortgage Corp dba Excelerate Capital | 117 03 2A 002.00 CO |
| (NAME) | (NAME) | |
| 2010C Cedar Lane<br>Nashville, TN 37212 | 4000 MacArthur Blvd, East Bldg, ste 300<br>Newport Beach, CA 92660 | |
| (ADDRESS) | (ADDRESS) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JBW PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **PORTIA SABIN, A MARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at Lot 20 Cedar Lane, a Horizontal Property Regime, of record in Instrument Number 20200221-0019146, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to JBW Partners, a Tennessee General Partnership, from Marian Rippy Hogins, a married woman, and Mark Leo Rippy III, a married man, by Warranty Deed dated October 16, 2018, recorded October 25, 2018, in Instrument No. 20181025-0105865, in the Register's Office of Davidson County, Tennessee.

Further being part of the same property conveyed to JBW Partners, G.P., a Tennessee general partnership, from JBW Partners, G.P., a Tennessee general partnership, by Quitclaim Deed for Separation of Tax Parcels dated February 18, 2020 and recorded on February 19, 2020, in Instrument No. 20200219-0018147, in the Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at Lot 20 Cedar Lane, of record in Instrument No. 20200221-0019146, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.2) Restrictive Covenants for Detached Structure contained in instrument of record in Instrument No. 20220217-0018709, Register's Office for Davidson County, Tennessee. 3) Declaration of Covenants, Conditions and Restrictions for Homes at Lot 20 Cedar Lane, of record in Instrument No. 20200221-0019146, Register's Office for Davidson County, Tennessee. 4) All matters as shown on the Plan of record in Plat Book 974, Page 50, said Register's Office. 5) Deed for Easement by and between William Smallman & JBW Partners, G.P., for a 10 foot Ingress, Egress and Utilities, dated March 24, 2020, of record in Instrument No. 20200401-0035075, Register's Office of Davidson County, Tennessee. 6) Deed of Easement by and between JBW Partners, G.P., a Tennessee general partnership, and JBW Partners, G.P., a Tennessee general partnership, for a 10 foot Easement for Ingress, Egress and Utilities, of record in Instrument No. 20200327-0033468, Register's Office of Davidson County, Tennessee. Amendment to Deed for Easement of record in Instrument No. 20210608-0076608, said Register's Office. Second Amendment to Deed for Easement of record in Instrument No. 20210708-0091982, said Register's Office. 7) Notice of completion dated September 8, 2022 filed of record in Instrument No. 2022909-0101245, said Register's Office. 8) Taxes for the current year prorated and paid by the Grantor herein.

This is **improved** property, known as 2010-C Cedar Lane, Nashville, TN 37212
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 14th day of October, 2022

JBW Partners, G.P., a Tennessee General Partnership

By: _____
Moyo Suarez, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2022, personally appeared Moyo Suarez, 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 Authorized Agent of JBW Partners, G.P., the within named bargainor, a General Partnership, and that such Moyo Suarez as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the General Partnership as Authorized Agent.

Witness my hand, at office, this 14th day of October, 2022.

_____
Notary Signature
My commission expires: 5.7.2024

