Karen Johnson Davidson County
Batch# 936942 DEEDWARR
11/02/2022 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20221102-0118388

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220942398**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me, this 4th day of October, 2022. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Tamara Janean Reyes and John Robert Reyes 612 21st Avenue North #112 Nashville TN 37203	Send Tax Bills To: New Owner ~~New Owner All Western Mortgage~~ ~~8345 W. Sunset Rd STE 380~~ ~~Las Vegas, NV 89113~~	Tax Information: Tax Parcel ID No. 092 07 0I 112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James & Josephine Properties LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tamara Janean Reyes and John Robert Reyes, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 112, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483, amended in Instrument Nos. 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to James & Josephine Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from the 1865 Condominiums, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200113-0004526, in the Register's Office of Davidson County, Tennessee, dated January 07, 2020, and recorded on January 13, 2020. The property being conveyed is part of the winding up of business affairs of James and Josephine Properties, LLC, a Tennessee Limited Liability Company.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 621 21st Avenue L.L.C., Subdivision, Lots 1 through 4 & Lot "O" of the W.C. Cooper Subdivision, as recorded in Instrument No. 20040929-0117201.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 596 and 610 21st Avenue North, as recorded in Instrument No. 20160914-0096846.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180228-0018696.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into

the Master Deed establishing The 1865, A Condominium of record in Instrument No. 20190314-0023483, as amended by instrument(s) of record in Instrument No's. 20190712-0068003, 20191007-0102697 and 20191010-0104084; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sewer, recorded in Book 1755, Page 4.

Easement for Right of Way, recorded in Book 2442, Page 394.

Easement for Reciprocal, recorded in Instrument No. 20210506-0060947.

This is improved property located at 612 21st Avenue North #112 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2022.

James & Josephine Properties LLC

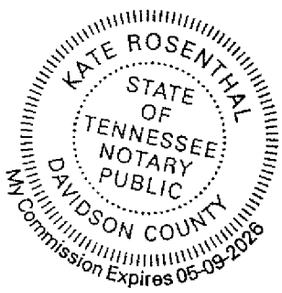
By: Jennifer Wray, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jennifer Wray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of James & Josephine Properties LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 4th day of October, 2022.

Notary Public
My Commission Expires: _____



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/4/22

GEORGE E. MUDTER, JR.
Dated 10/4/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/4/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

