THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220842067** Karen Johnson Davidson County Batch# 938410 DEEDWARR 11/07/2022 09:44:46 AM 2 pgs Fees: $13.00 Taxes: $14,023.00 20221107-0119400	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,790,000.00 Affiant Subscribed and sworn to before me, this 4th day of November, 2022. Notary Public My Commission Expires: 4/13/24 KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Charles Lewis Jemley and Sherri Jemley 1707 Ashwood Avenue Nashville TN 37212	Send Tax Bills To: newowners	Tax Information: Tax Parcel ID No. 104 16 0 140.00

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, **1707 Ashwood, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Lewis Jemley and Sherri Jemley, husband and wife**, ("Grantees"), their 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 Lot No. 113 on the Plan of Revised Plan of George W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, 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 conveyed to 1707 Ashwood, LLC, a Tennessee Limited Liability Company by Warranty deed from BBK Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210210-0019340 Register's Office for Davidson County, Tennessee, dated February 08, 2021 and recorded on February 10, 2021.

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.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 117, Register's Office for Davidson County, Tennessee.

This is improved property located at 1707 Ashwood Avenue Nashville TN 37212

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 November, 2022.

1707 Ashwood, LLC

BY: _____
Jason Tidwell, sole member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Tidwell, with whom I am personally acquainted, and who upon oath acknowledged himself to be the sole member of 1707 Ashwood, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such sole member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its sole member.

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

_____
Notary Public
My Commission Expires: _____

