Karen Johnson Davidson County
Batch# 953612 DEEDWARR
12/21/2022 08:44:30 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20221221-0131633

WARRANTY DEED

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF DECEMBER, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-29-2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2813LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Catherine L. Confer and Megan Billups-Confer	JPMORGAN CHASE BANK	
209 McCall Street	700 KANSAS LANE	
Nashville, TN 37211	MONROE, LA 71203	133 02 0 337.00

FOR AND IN 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, **JRB REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND HEVA LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHERINE L. CONFER AND MEGAN BILLUPS-CONFER, A MARRIED COUPLE** 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. 19 on the Map of The McLester Addition to Nolen Heights, as shown on the Plan of record in Plat Book 421, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JRB Realty, LLC and HEVA, LLC from Thomas S. Southall, by Warranty Deed, of record in Instrument No. 20221013-0112210, in the Register's Office of Davidson County, Tennessee, recorded on October 13, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The McLester Addition to Nolen Heights, as recorded in Plat Book 421, Page(s) 92 .

This is improved property known as 209 McCall Street, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 20th day of December, 2022.

JRB Realty LLC, A Tennessee Limited liability company

Todd McNeely

Todd McNeely, Member

HEVA LLC, A Tennessee Limited liability company

Todd McNeely

Todd McNeely, Authorized Agent

STATE OF TENNESSEE

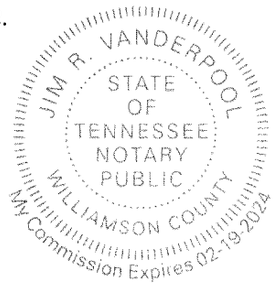
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Todd McNeely with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Member of JRB REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named barganor, a limited liability company, and that Todd McNeely, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of December, 2022.

Notary Public_____

My Commission Expires: 2-19-2024



STATE OF TENNESSEE

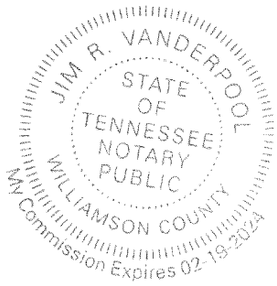
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Todd McNeely with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the authorized agent for HEVA LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named barganor, a limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of December, 2022.

Notary Public_____

My Commission Expires: 2-19-2024



I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 20, 2022.

Lisa Allard

Lisa Allard, Affiant December 20, 2022

State of Tennessee County of Williamson

Sworn to and subscribed before me this December 20, 2022.

J R Vanderpool

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

