WARRANTY DEED

Karen Johnson Davidson County
Batch# 957127 DEEDWARR
01/03/2023 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20230103-0000276

File No. BC-22-3689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JTM Group LLC	Same as New Owner	
(NAME)	(NAME)	041-12-0-049.00
1600 Division Street, #225		
(ADDRESS)	(ADDRESS)	
Nashville, TN 372073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Harold D. Curtis, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JTM Group LLC, a Tennessee limited libability company**, HEREINAFTER CALLED THE GRANTEE, 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. 83 on the Plan of Section III, Bellshire Estates, of record in Plat Book 2133, Page 112, in the Register's Office for said County,

Said Lot No. 83 fronts 120 feet on the east side of Oxbow Drive, and runs back 354 feet on the north line and 329.2 feet on the south line to a dead line in the rear, measuring 123 feet thereon.

Being the same property conveyed to Harold D. Curtis and wife, Jewel E. Curtis by Warranty Deed from Paine A. Timmons Mason and husband, Sidney H. Mason of record in Book 3894, Page 947, Register's Office for Davidson County, Tennessee, dated May 26, 1965 and recorded on May 26, 1965.

Said Jewel E. Curtis died January 17, 2007 vesting Harold D. Curtis as the surviving tenant.

This is property more commonly known as 3917 Oxbow Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 GRANTEES 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 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/our hand this 3rd day of January, 2023.

Harold D. Curtis

Harold D. Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of January, 2023, before me personally appeared Harold D. Curtis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of January, 2023.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 3, 2023

Tori Cole

Affiant Signature

Date: 1/3/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 3, 2023

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-(o-2024

Notary's Seal

