WARRANTY DEED

Karen Johnson Davidson County
Batch# 961929 DEEDWARR
01/18/2023 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230118-0004033

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $: 340,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF January, 2023

Notary Public

MY COMMISSION EXPIRES: 3.3.2025 (AFFIX SEAL)

MEMORIE White
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Realty Up LLC	SEND TAX BILLS TO:	
	new owner	093160391.00
(NAME)	(NAME)	
104 Madison Mill Dr		093160390.00
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135		
(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, **JML Holdings, LLC** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Realty Up LLC**, a limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1 - 143 Fain Street, Nashville, TN 37210- Tax Map and Parcel No. 093-16-0-390.00

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 1 of Block "G", on the map of Hermitage Addition, as of record in Book 57, Page 43 , Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly side of Fain Street, and extends back between parallel lines, along the east margin of Decatur Avenue, 160 feet to an alley.

Tract 2 - 145 Fain Street, Nashville, TN 37210- Tax Map and Parcel No. 096-16-0-391.00

The following described property in Davidson County, Tennessee, to wit:

Being the Easterly 10 feet on Lot No. 1 and the westerly 20 feet of Lot No. 2 of Block G on the Map of the Hermitage Addition as of record in Book 57, page 43, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 1 and 2 front together 30 feet on the Southerly side of Fain Street and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to JML Holdings, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated May 2, 2022, and being of record at Instrument No. 20220511-0053829 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

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 hand this 17th day of January, 2023.

JML Holdings, LLC

By: Michael Lea, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Michael Lea, 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 Sole Member of **JML Holdings, LLC** the within named bargainer, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **JML Holdings, LLC** by himself/herself as Sole Member.

WITNESS my hand and official seal at office this 17th day of January, 2023.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 1/17/23.

Affiant Signature

1/17/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of January, 20 23

Notary's Signature

(Notary Seal)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25