Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20015-AP

Karen Johnson Davidson County
Batch# 968752 DEEDWARR
02/08/2023 09:51:04 AM 2 pgs
Fees: $13.00 Taxes: $3,977.50

20230208-0009129

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,075,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of February, 2023.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 26, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
JBT Holdings LLC 2306 Cruzen St. Nashville, TN 37211	New Owner	117-04-0-254

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **PXK Investments TN, LLC, a Tennessee Limited Liability Company** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JBT Holdings LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/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. 33 on the Plan of Belmont Terrace, of record in Book 421, Page 101, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 33 fronts 50 feet on the easterly side of Oakland Avenue and extends back between parallel lines 170 feet to a dead line.

Being the same property conveyed to PXK Investments TN LLC, a Tennessee limited liability company, by deed from Ruth L. Moore, unmarried, of record in Instrument No. 20210720-0097026, Register's Office for Davidson County, Tennessee, dated July 9, 2021 and recorded on July 20, 2021.

This is improved property located at: **2804 Oakland Avenue, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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. Whenever used, the singular number 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 6th day of February, 2023.

GRANTOR:

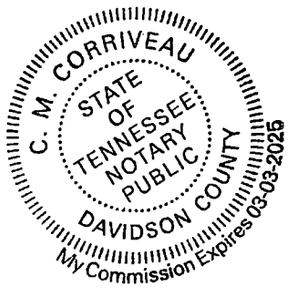
PXK Investments TN, LLC,
a Tennessee Limited Liability Company

By: _____
Brian Layton, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Layton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Representative of PXK Investments TN, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of February, 2023.



_____
Notary Public
My Commission expires: 3/3/2025