BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$460,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2023. Notary Public MY COMMISSION EXPIRES: **MARCH 3, 2026** (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S. BEN JUMPER, ET UX	**SAME**	**049-00-0-197.00**
(NAME) **4798 LICKTON PIKE**	(NAME)	
(ADDRESS) **WHITES CREEK, TN 37189**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 972704 **DEEDWARR**
02/21/2023 12:08:05 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20230221-0012165

WARRANTY DEED

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, URBAN DWELL HOMES, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **S. BEN JUMPER AND KATIE H. JUMPER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, as follows:

Beginning at a point in the center of Whites Creek Pike, a corner to the 47.2 acre tract of the W. H. Thompson Subdivision sold to Walter E. Owens; thence the center of said Pike, S 42 1/2 ° E 48.3 poles to a point where a large red oak tree once stood; thence N 49 1/2° E 27.75 poles to a white oak; thence N 52 1/2° E 56.16 poles to a stone and two hickory pointers; thence N 64° W 9.5 poles to a stake; thence 9 1/4° W 37 poles to a beech tree; a corner to the 47.2 acre tract of the W. H. Thompson Subdivision; thence with a new line S 45 1/2° W 148 poles to the beginning, containing 24.8 acres, more or less, according to a survey of J. R. Scott, County Surveyor of Robertson County, Tennessee, on August 31, 1951.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY.

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, 3 and 4, as shown on the map entitled Final Plat Davis Subdivision , of record in Instrument No. 20030522-0070068, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to URBAN DWELL HOMES, GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from JING-QI MEI AND WIFE, XUHAN ZHANG, by deed dated October 30, 2020, of record as Instrument No. 20201102-0127852, said Register's Office.

This conveyance is subject to Application for Greenbelt Assessment of record in Instrument No. 20150303-0018579 and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (**X**)
This is improved( ) property, known as **3875 WHITES CREEK PIKE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 21st day of February, 2023.

URBAN DWELL HOMES, GP
A Tennessee General Partnership

[redacted]
BY: BRANDON RUMBLEY, PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Brandon Rumbley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Partner of **Urban Dwell Homes, GP**, the within-named bargainor, a Tennessee General Partnership and that he as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of **Urban Dwell Homes, GP**, by himself as such Partner.

Witness my hand and official seal at office, this 21st day of February, 2023.

My commission expires: **March 3, 2026**

Deborah J Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON