Name and Address of New Owner:
Precision Development LLC
808 Roy st
Nashville TN 37207

Send Tax Bills To:
Precision Development LLC
808 Roy st
Nashville TN 37207

Karen Johnson Davidson County
Batch# 974423 DEEDWARR
02/27/2023 12:06:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20230227-0013634

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 070-07-0-083.02

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jduck**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Precision Development LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a tract or parcel of land located in Nashville, Davidson County, Tennessee, said tract
being the property conveyed to Frank W. Morton and Mary L. Morton by deed of record in Book
3571, Page 160, R.O.D.C., and being more particularly described as follows;
Beginning at a point located in the westerly Right-of-Way line of Roy Street, said point being the
northeasterly corner of property conveyed to Charity Mission for Christ, a Tennessee
Corporation, by quitclaim deed as Instr. #20120509-0040318, R.O.D.C., and being the
southeasterly corner of the herein described tract,
Thence, leaving said Right-of-Way line with the northerly line of the Charity Mission for Christ
property S 78deg 06min 45sec W, 250.87 feet to an iron rod (new w/RLS 1638 cap),
Thence, leaving said line with the easterly line of property conveyed to Adnan A.

Baig and Jabran
A. Baig by Quitclaim deed as Instr. #20160630_0067197, R.O.D.C., N 7deg 45min 00sec W, 60.00
feet to an existing iron pin,
Thence, leaving said line with the southerly line of property conveyed to Patricia Pleasant by
quitclaim deed of record in Book 7380, Page 723, R.O.D.C., N 76deg 43min 25sec E, 250.14 feet
to an iron rod (new w/RLS 1638 cap)
Thence, leaving said line with the westerly Right-of-Way line of Roy Street S 8deg 49min 45sec E,
66.00 feet to an iron rod (new w/RLS 1638 cap) and the point of beginning.
Containing 15,737 square feet or 0.36 acre, more or less

Being the same property conveyed to Frank Wesley Morton and wife, Mary Lee Morton by deed of record in Deed Book 3571, page 160, said Register's office. The said Frank Morton and Wife, Mary Lee Morton both being deceased and leaving the said property to their children Channon Morton and Frank Morton. Frank Morton conveyed his interest to Channon Morton by Quitclaim deed to record in Instrument no 20230111-0002486 ~~XXXXXXXXX~~, said Register's Office.

*

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of December, 2022.

Jduck

* Being the same property conveyed to Jduck LLC by deed of record as Inst. 20230113-0003017, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Joshua Duckworth with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Managing Member for JDuck LLC, the within named bargainor, and she/he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of JDuck LLC by himself as Managing Member.

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

My Commission Expires: 3/3/25

NOTARY PUBLIC

DELLA LA LOHMEYER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$0~~ $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Regina Sullo.
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires: 3/3/26

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/30/22 (date of document).

Regina Sullo
Affiant Signature

2/27/23
Date

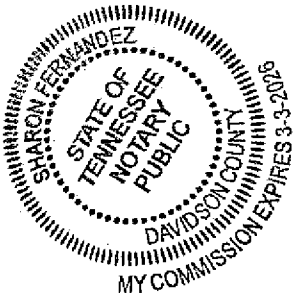
State of TN
County of DAVIDSON

Sworn to and subscribed before me this 27 day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL



202302270013634