WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 6-18-25
(AFFIX SEAL)

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

DM-KE-23-1011A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 976146 DEEDWARR
03/02/2023 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $9,435.00
20230302-0015067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Claudia Cristina Perez Helguera and Alejandro Marquez Aquique	First American Mortgage Sol.	
(NAME)	(NAME)	**131 12 0S 001.00**
1011A Battery Lane	1795 International Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Idaho Falls, ID 83402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JMTN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAUDIA CRISTINA PEREZ HELGUERA and ALEJANDRO MARQUEZ AQUIQUE, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit in Davidson County, Tennessee, being known and designated as Unit No. A of 1011 Battery Lane Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1011 Battery Lane Homes, a Horizontal Property Regime, of record in Instrument No. 20140520-0043290, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements set forth in said Declaration.

Being the same property conveyed to JMTN Properties, LLC by Quit Claim Deed from Cal Max Properties, LP, of record in Instrument No. 20230120-0004817, in the Register's Office of Davidson County, Tennessee, dated January 19, 2023 and recorded on January 20, 2023.

Being the same property conveyed to Cal Max Properties, LP, by Warranty Deed from Kristin J. Tant, Trustee of the 1011 Battery Lane Trust Dated February 06, 2013, of record in Instrument No. 20210518-0066966, in the Register's Office of Davidson County, Tennessee, dated May 13, 2021 and recorded on May 18, 2021.

Being the Address Known As: 1011A Battery Lane, Nashville, TN 37220

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140520-0043290.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20221216-0130305.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4813, Page 915.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1011A Battery Lane, Nashville, Tennessee 37220**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 28 DAY OF ~~MARCH,~~ Feb 2023.

JMTN Properties, LLC

BY: Ryan Maxwell
Ryan Maxwell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN MAXWELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of JMTN PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~2nd~~ 28 of ~~March~~ Feb, 2023.

Notary Public
My Commission Expires:
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Nick Harris, 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 **February 28, 2023**.

Affiant Signature

2/28/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **28th** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 3.7.23
Date

