Karen Johnson Davidson County
Batch# 979604 DEEDWARR
03/13/2023 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,293.15
20230313-0017652

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF HAMILTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 8, 2026
(AFFIX SEAL)

VERA SHIVED
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 6166 Shallowford Road, Suite 106, Chattanooga, TN 37421

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
JTR Holdings LLC	JTR Holdings LLC	Parcel ID: 094 16 0E 003.00
(NAME) 604 Spence Enclave Way	(NAME) 6502 Emerald Drive	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Colleyville, TX 76034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Khristen N. Qualls, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JTR Holdings LLC, a Texas Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 3, as shown on Exhibit A-2 of Declaration, Covenants and Conditions Establishing Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument No. 20061115-0141672 and amended in Instrument No. 20061117-0142842 and Instrument No. 20061213-0153595, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Khristen N. Qualls, a single woman from Darby Chandler Day, a single woman by Warranty Deed dated July 30, 2020 and recorded on August 7, 2020 in Instrument No. 20200807-0088061, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 604 Spence Enclave Way, Nashville, TN 37210

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 our hands this 9th day of March 2023.

Khristen N. Qualls

Khristen N. Qualls

STATE OF TENNESSEE

COUNTY OF HAMILTON

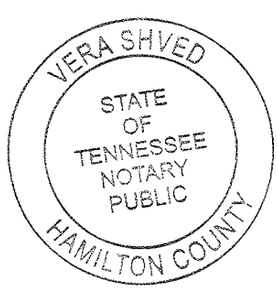
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Khristen N. Qualls, a single woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of March, 2023.

Notary Public

My Commission Expires: November 8, 2026

(SEAL)



Certificate of Authenticity

I, Joshua A. Terry, 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 3/9/2023.

Affiant Signature

3/10/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/10/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON