Karen Johnson Davidson County
Batch# 980753 DEEDWARR
03/14/2023 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20230314-0018574

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

B-JMR-23-3208C

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Foster	New Owner	
(NAME) **3208C Resha Lane**	(NAME)	**070-13-0H-003.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(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, **JMR INVESTMENTS 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 **JOHN FOSTER, A SINGLE MAN,** 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:

Land in Davidson County, Tennessee, being Unit C, Homes at 3208 Resha Lane, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 3208 Resha Lane, a Horizontal Property Regime with Private Elements of record in Instrument Number 20210910-0121594, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Venus D. Madry, unmarried by Warranty deed from Leland D. Watts, married of record in Instrument No. 20081222-0121784 Register's Office for Davidson County, Tennessee, dated December 19, 2008 and recorded on December 22, 2008.

Being a part of the same property conveyed to JMR Investments, LLC by Warranty deed from Venus D. Madry, unmarried of record in Instrument No. 20210405-0044298 Register's Office for Davidson County, Tennessee, dated April 01, 2021 and recorded on April 05, 2021.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210910-0121594, Register's Office for Davidson County, Tennessee.
- Charter of the Homes at 3208 Resha Lane HOA, Inc. of record in Instrument Number 20210927-0129337, in the Register's Office for Davidson County, Tennessee.
- Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210909-0120790, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20210830-0116556, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 110, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3208C Resha Lane, Nashville, Tennessee 37218**.

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 14th DAY OF MARCH, 2023.

JMR Investments LLC

BY:_____
Rachel Wilson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL WILSON, 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 JMR INVESTMENTS 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 14th of March, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Logan C. Rudy
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, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Mar 14, 2023.

Affiant
Date: March 14, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14 day of March 2023

Notary Public

My Commission Expires: 11.15.25

