Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20656-TC

Karen Johnson Davidson County
Batch# 989865 DEEDWARR
04/10/2023 11:28 11 AM 2 pgs
Fees. $13.00 Taxes $3,274 50
20230410-0025718

STATE OF TEN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $885,000.00.

Affiant

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

Subscribed and sworn to before me, this the 6th day of April, 2023.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Craig Holton and Ashley Watts 950 West Greenwood Avenue Nashville, TN 37206	NEW OWNER	083 01 0 053.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, **JTM Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ashley Watts and Craig Holton, both unmarried, as joint tenants with right of survivorship**, 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:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 1, on the Plan of Jones and Bradford's Re-Subdivision showing abandoned street substituting Lots 26 and 35, in Lieu also survey of Lots 9 & 10, Plan of record in Plat Book 332, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of said Lot No. 1 fronts 50 feet on the Southerly side of West Greenwood Avenue, formerly Edgar Street, and runs back between parallel lines with the Westerly margin of Laurent, formerly Kline Street, 154.5 feet to an alley.

Being the same property conveyed to JTM Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Cynthia F. Sharp and Joshua L. Sharp, Wife and Husband, of record in Instrument No. 20220401-0038051, in the Register's Office of Davidson County, Tennessee, dated March 30, 2022 and recorded on April 01, 2022.

Being the same property conveyed to Cynthia F. Sharp and Joshua L. Sharp, wife and husband, by Warranty Deed from Pamela Kay Sharp and Michael A. Sharp, wife and husband, of record in Instrument No. 20070207-0016313, in the Register's Office of Davidson County, Tennessee, dated February 02, 2007 and recorded on February 07, 2007.

This is improved property located at: **950 West Greenwood Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year **2023** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of April, 2023.

GRANTOR:

JTM Group, LLC, a Tennessee Limited Liability Company

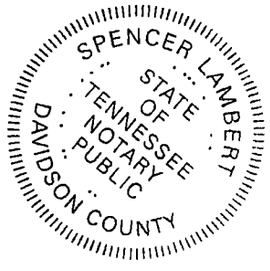
By: _____ 4-6-23
Justin Miller, Member

By. _____ 4/6/23
Tara Miller, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of JTM Group LLC, the maker, and as such members of JTM Group, LLC, is authorized to execute the forgoing instrument for the purposes of therein contained.

WITNESS my hand and seal at office this 6th day of April, 2023.



_____
Notary Public
My Commission expires. 11/6/24