Name and Address of New Owner:
J3 Holdings, LLC
420 Walton Lane, C13
Nashville, TN 37115

Karen Johnson Davidson County
Batch# 997740 DEEDWARR
04/28/2023 04:03:30 PM 4 pgs
Fees: $23.00 Taxes: $721.50
20230428-0031650

Send Tax Bills To:
J3 Holdings, LLC
340 E 1st St., #1590
Tustin, CA 92781

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 051-15-0A-013.00

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, **Ronny Varghese, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **J3 Holdings, LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows. to-wit:

Land in Davidson County, Tennessee, being Unit Number C-13 on the Plan of Quail Creek Condominiums, filed as Exhibit C to and established by the Master Deed of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Ronny Varghese, married, by Quitclaim Deed dated February 13, 2023 from Paradigm Investments, LLC, a Tennessee limited liability company, recorded February 14, 2023 in Instrument No. 20230214-0010817 in the Register's Office.

Being the same property conveyed to Paradigm Investments, LLC, a Tennessee limited liability company by Warranty deed dated July 15, 2022 from Edward C. Sharp, recorded July 19, 2022 in Instrument No. 20220719-0082733 in the Register's Office.

Being the same property conveyed to C. Edward Sharp, unmarried, by Warranty Deed dated June 3, 2010 from Thomas J. Norris, a married person, recorded June 7, 2010 in Instrument No. 20100607-0043812 in the Register's Office.

This property more commonly known as 420 Walton Lane, C13, Nashville, TN 37115.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A § 26-2-301, et seq., or other similar statute.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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 28th day of April, 2023.

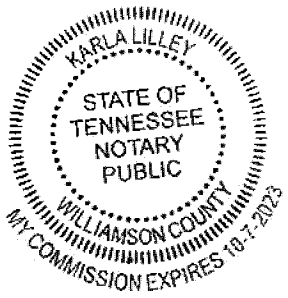
_____(SEAL)
Ronny Varghese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2023, before me personally appeared Ronny Varghese, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2023.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of April, 2023.

Notary Public
My commission expires:
File No. 2023-5980-SK

KARLA LILLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla Lowery, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 4.28.2023 (date of document).

Affiant Signature

4.28.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 28TH day of APRIL, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25