BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343977**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 2nd day of May, 2023. Notary Public My Commission Expires.

Karen Johnson Davidson County
Batch# 999508 DEEDWARR
05/04/2023 10:17 21 AM 2 pgs
Fees $13 00 Taxes $1,350 50
20230504-0033115

DAWN NICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

WARRANTY DEED

Address New Owner: JMTN Properties, LLC 2306 Porter Road Nashville TN 37206	Send Tax Bills To: ~~New Owner~~ JMTN Properties, LLC 1831 12th Ave South # 109 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 072-16-0-250.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul E. Jones, sole heir,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JMTN Properties, LLC, a Tennessee limited liability company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Dugger Heights, as of record in Book 1424, page 102, Register's Office for said County, and described as follows:

Beginning a point in the South margin of Porter Road, at the corner of Lots Nos. 27 and 28: thence with the line between said lots, southerly 200 feet to the North line of Lot No. 29; thence with the line between Lots Nos. 28 and 29, easterly 82.45 feet to the West margin of Dugger Drive; thence with the margin of the same northerly 180.21 feet to the beginning of a curve; thence around said curve, northwesterly 31.42 feet to the South margin of Porter Road; thence with the margin of the same, westerly 69.35 feet to the beginning.

Being the same property conveyed to Paul Burton Jones and wife, Carol Winn Jones, by Warranty Deed from W. G. Bell and wife, Lillie C. Bell, of record in Book 2798, Page 569, Register's Office for Davidson County, Tennessee, dated August 01, 1958 and recorded on August 01, 1958.

Said Carol Winn Jones died, vesting Paul Burton Jones as surviving tenant. Said Paul Burton Jones died on April 25, 2011, filed for Small Estate in Docket No. 11P912 Chancery Court of Davidson County, Tennessee.

Affidavits of Heirship establishing Paul E. Jones as the sole heir of the Estate of Paul Burton Jones of record in Book 20230504-, Page 0033113 and Book 20230504, Page 0033114.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Subject to all matters shown on the Plan of record in Book 1424, Page 102, Register's Office for Davidson County, Tennessee.

Subject to right of way of Porter Road and Dugger Drive.

This is improved property located at 2306 Porter Road Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 2nd day of May, 2023.

Paul E. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul E. Jones, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024