Karen Johnson Davidson County
Batch# 999588 DEEDWARR
05/04/2023 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230504-0033217

WARRANTY DEED

CARY ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 01/06/2025

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Patricia Anton and Ashley Gates	SEND TAX BILLS TO: new owners Patricia Anton and Ashley Gates	MAP-PARCEL NUMBERS
(NAME) 2610 Meharry Blvd #B	(NAME) 2610 Meharry Blvd #B	092-02-0N-002.00-CO
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JStreet Development, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Patricia Anton and Ashley Gates**, HEREINAFTER CALLED THE GRANTEE, 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 Unit B, Townhomes At 2610 Meharry, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Townhomes At 2610 Meharry, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument Number 20220201-0011541, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to JStreet Development, LLC, a Limited Liability Company by Quit Claim Deed from Taylormade Contracting, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211203-0160717 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 3, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 2610 Meharry Blvd Unit B Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 3rd day of May, 2023.

JStreet Development, LLC by Wootson Enterprises, LLC, Member

By Dwayne J Wootson, Sole Member of Wootson Enterprises, LLC

JStreet Development, LLC by Taylormade Contracting, LLC, Member

sole member

By Phillip Taylor, Sole Member of Taylormade Contracting, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Dwayne J Wootson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Wootson Enterprises, LLC member of JStreet Development, LLC the within named bargainer, and that he as such Sole Member of Wootson Enterprises, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of JStreet Development, LLC by himself as Sole Member of Wootson Enterprises, LLC.

WITNESS my hand and official seal at office this 3rd day of May, 2023.

Jacqueline G Brown
Notary Public

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Phillip Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Taylormade Contracting, LLC member of JStreet Development, LLC the within named bargainer, and that he as such Sole Member of Taylormade Contracting, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of JStreet Development, LLC by himself as Sole Member of Taylormade Contracting, LLC.

WITNESS my hand and official seal at office this 3rd day of May, 2023.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 May 3, 2023.

Affiant Signature

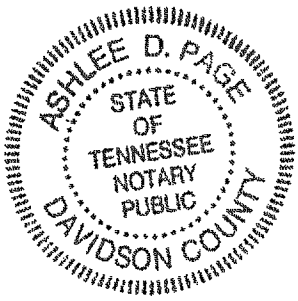
5/3/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of May, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 09/07/2026