Karen Johnson Davidson County
Batch# 1001682 DEEDWARR
05/10/2023 02:40:30 PM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20230510-0034962

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $375,000.00. Affiant Subscribed and sworn to before me, this 9th day of May, 2023. Notary Public My commission expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 8, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jaaron Investment Partners 2 LLC 823 Tyne Boulevard Nashville, TN 37220	SAME	10511032800

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 Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **BMB PROPERTIES**, a Tennessee general partnership

("Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **JAARON INVESTMENT PARTNERS 2 LLC**, a Tennessee limited liability company ("Grantee"), its successors, and its assigns, effective as of this 9th day of May, 2023 (the "Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit A and Unit B as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 1712 Carvell Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 202305100034961, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.
>
> Being part of the same property conveyed to BMB Properties, a Tennessee general partnership, by deed from Paul Jenkins, unmarried, of record as Instrument No. 20220210-0015496, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2023 and subsequent years, which have been prorated and assumed by Grantee;

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4288, page 358, Register's Office for Davidson County, Tennessee;

3. Matters shown on the Plan of record as Instrument No. 20230111-0002251, Register's Office for Davidson County, Tennessee; and

4. Declaration of Covenants, Conditions, and Restrictions for 1712 Carvell Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 202305100034961, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1712A and 1712B Carvell Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor

is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

BMB PROPERTIES,
a Tennessee general partnership

By: _____
Brandon Bubis, Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRANDON BUBIS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **MANAGING GENERAL PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of May, 2023.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 8 2025

True Copy Certification

I, William T. Smith, 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 9, 2023.

Affiant Signature

Date: May 9, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of May, 2023.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

