This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1319-TC

Karen Johnson Davidson County
Batch# 1002693 DEEDWARR
05/12/2023 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230512-0035710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Elisha Winde
Affiant

SPENCER LAMBERT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 12th day of May, 2023.

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hannah Winde and Elisha Winde 3917 Oxbow Drive Nashville, TN 37207	Cadence Bank 2778 West Jackson Street, Building C, 2nd Floor Tupelo, MS 38801	041-12-0-049

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 **Hannah Winde and Elisha Winde, wife and husband**, 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 Lot No. 83 on the Plan of Section III, Bellshire Estates, as of record in Book 2133, Page 112, Register's Office for said County.

Said Lot No. 83 fronts 120 feet on the East side of Oxbow Drive and runs back 354 feet on the North line and 329.2 feet on the South line to a dead line in the rear, measuring 123 feet thereon.

Being the same property conveyed to JTM Group LLC, a Tennessee limited liability company, by Warranty Deed form Harold D. Curtis, unmarried, dated and recorded January 3, 2023, of record as Instrument No. 20230123-0000276, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Harold D. Curtis and wife, Jewel E. Curtis, by Warranty Deed from Pina A. Timmons Mason and husband Sidney H. Mason, of record in Book 3894, Page 947, in the Register's Office of Davidson County, Tennessee, dated May 26, 1965 and recorded on May 26, 1965. The Said Jewel E. Curtis since died on January 17, 2007 leaving Harold D. Curtis as surviving tenant by the entirety.

This is improved located at: **3917 Oxbow Drive, Nashville, TN 37207**

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 12th day of May, 2023.

GRANTOR:

JTM Group, LLC, a Tennessee Limited Liability Company

By: _____
Justin Miller, Member

By: _____
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 12th day of May, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-21-26

202305120035710

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 5-12-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5-12-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **day of** May **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM