Karen Johnson Davidson County
Batch# 1004214 DEEDWARR
05/17/2023 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $7,178.00
20230517-0036849

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230444304

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,940,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of May, 2023.

Notary Public
My Commission Expires: 9.21.26

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frank Riess and Melissa Riess 4110 Westlawn Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 103 08 0 278.00

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, **JMB Holdings, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frank Riess and Melissa Riess, husband and wife**, ("Grantees"), their 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 a part of the Westerly 63 feet of Lot No. 350 on the Map of the Richland Realty Company's West Lawn Subdivision, of record in Plat Book 421, page 32, in the Register's Office for Davidson County. Tennessee.

Said part of the Westerly 63 feet of Lot No. 350 fronts 63 feet on the northerly side of West Lawn Drive and extends back between parallel lines 240 feet on the West line and 240 feet more or less, on the east line to a dead line.

Being the same property conveyed to JMB, LLC, a Wyoming Close Limited Liability Company, by Warranty Deed from Florent Elefteriou and Xiangli Y. Elefteriou, Husband and Wife, of record in Instrument No. 20210414-0049565, in the Register's Office of Davidson County, Tennessee, dated April 09, 2021 and recorded on April 14, 2021.

JMB, LLC, a Wyoming Close Limited Liability Company, having merged with and is now known as JMB Holdings, LLC, a Tennessee limited liability company.

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 for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richland Realty Company's West Lawn Subdivision, as recorded in Plat Book 421, Page(s) 32.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMS For Regulated Residential Infill recorded in Instrument No. 20230228-0013983.

This is improved property located at 4110 Westlawn Drive Nashville TN 37209

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 16th day of May, 2023.

JMB Holdings, LLC

By: Jennifer T, Bailey, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jennifer T, Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager of JMB Holdings, LLC, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 16th day of May, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/16-23.

Affiant Signature

5-17-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY