WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005054 **DEEDWARR**
05/18/2023 11 42 16 AM 2 pgs
Fees. $13 00 Taxes $4,440 00

20230518-0037342

DM-C-23-1112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Lawrence Michael Massengill and Zachary Urie Boulden	**CMG Mortgage, Inc.**	
(NAME)	(NAME)	083 13 3E 001 00
1112 Boscobel Street	**3160 Crow Canyon Rd Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAC INVESTMENTS HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND BRITTAIRO INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAWRENCE MICHAEL MASSENGILL AND SPOUSE, ZACHARY URIE BOULDEN, AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 170 on the Plan of East Edgefield of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Brittairo Investments LLC, a Tennessee Limited Liability Company and JAC Investment Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Derek G Jones, of record in Instrument No 20210111-0004647, in the Register's Office of Davidson County, Tennessee, dated December 23, 2020, and recorded on January 11, 2021

Property Known As·1112 Boscobel Street Nashville, TN 37206

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, 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 East Edgefield, as recorded in Plat Book 21, Page(s) 147
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached Historical recorded in Instrument No 20221103-0118661
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1112 Boscobel Street, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5 DAY OF MAY, 2023

Jac Investments Homes, LLC

BY: _____
John Gleaves
Authorized Agent

Brittairo Investments LLC

BY _____
Derek G Jones
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of JAC INVESTMENTS HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 4th of May, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK G JONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of BRITTAIRO INVESTMENTS LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 4th of May, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212