Karen Johnson Davidson County
Batch# 1009277 DEEDWARR
05/31/2023 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $4,310.50
20230531-0040883

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544446**	STATE OF TENNESSEE) COUNTY OF **Montgomery**) The actual consideration or value, whichever is greater, for this transfer is: $1,165,000.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2023. Notary Public My Commission Expires: 11/9/24

SPENCER LAMBERT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Christina Lynn Cober and Brian Vennes German 2427 A Chapman Drive Nashville TN 37206	Send Tax Bills To: **CMG Mortgage, Inc.** **3160 Crow Canyon Rd, #400** **San Ramon, CA 94583**	Tax Information: Tax Parcel ID No. 083-12-0-049.00

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, **JGP Achiever Infill, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christina Lynn Cober and Brian Vennes German, husband and wife**, ("Grantees"), their successors, 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 Unit "A" on the plan of 2427 Chapman Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2427 Chapman Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220617-0069472, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to ACHIEVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY , by deed from LINDA D. HOLLARS, TRUSTEE OF THE PHELPS TRUST DATED MARCH 16, 2017, of record in Instrument No. 20220222-0019884, dated February 18, 2022, said Register's Office.

Being further conveyed to JGP ACHIEVER INFILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from ACHIEVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIAIBLITY COMPANY, of record in Instrument No. 20220729-0086539, dated July 29, 2022, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 083-12-3A-002.00 CO.

Matters shown on the Plan of record in Plat Book 2331, page 7, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20220518-0057545 and amended in Instrument No. 20220617-0069472, said Register's Office.

This is improved property located at 2427 A Chapman Drive Nashville TN 37206

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 30th day of May, 2023.

JGP Achiever Infill, LLC

By: Achiever Development, LLC, Member

J. Gray Palmer - President

By: John Gray Palmer, III, President

By: JG Palmer Development, Member

J. Gray Palmer - member

By: J. Gray Palmer, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared John Gray Palmer, III, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of Achiever Development, LLC, a Tennessee Limited Liability Company, Member of JGP Achiever Development, LLC, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid President.

Witness my hand, at office, this 30th day of May, 2023.

Notary Public

My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared J. Gray Palmer, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member (or other officer authorized to execute the instrument) of JG Palmer Development, LLC, a Tennessee Limited Liability Company, Member of JGP Achiever Development, LLC, the within named bargainor, and that he as such Sole Member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Sole Member.

Witness my hand, at office, this 30th day of May, 2023.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 30, 2023

Tori Cole
Affiant Signature

Date: 5/31/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 31, 2023

Rachel Marie Collins
Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

