Karen Johnson Davidson County
Batch# 1009309 DEEDWARR
05/31/2023 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,367.63
20230531-0040923

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4.23.25
(AFFIX SEAL)

KEMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

B-YB-23-3208

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)
Bryan Harper	Studio Bank	
(NAME)	(NAME)	**070-09-2A-002.00**
3208 Lincoln Avenue	124 12th Ave. S Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville TN 37203	
(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, **YELLOW BALL DEVELOPMENT, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRYAN HARPER, AN UNMARRIED MAN,** 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 Unit No. B on the Plan of THREETHOUSANDTWOHUNDREDEIGHT LINCOLN AVENUE, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20211203-0160951, 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 Ernest L. Ewing, single by Warranty deed from Larry C. Williams and wife, Helen Williams of record in Book 4988, page 697, Register's Office for Davidson County, Tennessee, dated January 14, 1976 and recorded on January 15, 1976.

The said Ernest L. Ewing having died on or about April 29, 2019, leaving a Probate at Case No. 19P-806, in the Circuit Court of Davidson County, Tennessee (Probate Division).

Affidavit of Heirship recorded on October 31, 2019, Instrument No. 20191031-0112042.

Being a part of the same property conveyed to Yellow Ball Development, GP by Warranty deed from Kelleesa Ewing, single of record in Instrument No. 20191216-0129723 Register's Office for Davidson County, Tennessee, dated December 12, 2019 and recorded on December 16, 2019.

This conveyance is subject to:
- Taxes for the year 2023 a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 131, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20211115-0151386, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water Mains of record in Book 2492, Page 429, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3208 Lincoln Avenue, Nashville, Tennessee 37218**.

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 26th DAY OF MAY, 2023.

Yellow Ball Development, GP

D & J Properties of Tennessee, LLC
Partner

BY:_____
Jeff Gaw, Chief Manager

JMR Investments, LLC
Partner

BY:_____
Joseph M. Roberts, III, Managing Member

STATE OF Tennessee
County OF Davidson

On this the 26th day of May, 2023, before me personally appeared Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Chief Manager of D & J Properties of Tennessee, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Chief Manager of D & J Properties of Tennessee, LLC, partner of Yellow Ball Development, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 26th day of May, 2023.

_____
Notary Public
My Commission Expires:

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF Tennessee
County OF Davidson

On this the 26th day of May, 2023, before me personally appeared Joseph M. Roberts, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Managing Member of JMR Investments, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Managing Member of JMR Investments, LLC, partner of Yellow Ball Development, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 26th day of May, 2023.

_____
Notary Public
My Commission Expires:

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5-26-23 (date of document).

Affiant Signature

5-31-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 31st day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY