WARRANTY DEED

Karen Johnson Davidson County
Batch# 1012466 DEEDWARR
06/08/2023 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,523.40
20230608-0043496

B-JMR-23-3208A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $682,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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)
Jon Myers and Anna Diamond Hamilton-Myers	New Owner	
(NAME)	(NAME)	**070-13-0H-001.00-CO**
3208 A Resha Lane	Property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **JMR INVESTMENTS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JON MYERS AND ANNA DIAMOND HAMILTON-MYERS, HUSBAND AND WIFE,** 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. A on the Plan of Homes at 3208 Resha Lane, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210910-0121594, 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 a portion of the same property conveyed to Venus D. Madry, unmarried, by Warranty Deed from Leland D. Watts, married, of record in Instrument No. 20081222-0121784, Register's Office for Davidson County, Tennessee, dated December 19, 2008 and recorded on December 22, 2008.

Being a portion of the same property conveyed to JMR Investments, LLC by Warranty Deed from Venus D. Madry, unmarried, of record in Instrument No. 20210405-0044298, Register's Office for Davidson County, Tennessee, dated April 01, 2021 and recorded on April 05, 2021.

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 1425, Page 110, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20210830-0116556, Register's Office of 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 20210910-0121594, Register's Office for Davidson County, Tennessee.
- Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210909-0120790, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20210927-0129337, 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 A Resha Lane, 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 1st DAY OF JUNE, 2023.

JMR Investments, LLC

BY: _____

Joseph M. Roberts, III
Managing Member

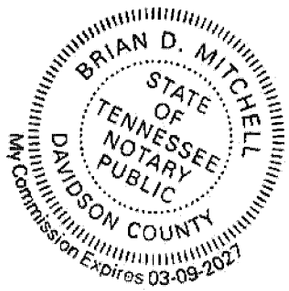
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, 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 JMR 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 1st of June, 2023.

_____

Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Emily Manno, 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 **6/1/23**.

Date

Affiant Signature

6/1/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **June**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026