Karen Johnson Davidson County
Batch# 1015630 DEEDWARR
06/15/2023 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $10,360.00
20230615-0045874

WARRANTY DEED

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00

Eileen K. Hadlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2023

Claire H. Jenkins
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JDS Three, LLC, a North Carolina Limited Liability Company	Drew James Franklin Street Trust Co.	159-00-0-048.00
(NAME)	(NAME)	
5444 Granny White Pike	1450 Raleigh Rd STE 300	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Chapel Hill, NC 27517	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Francis J. Kubat, Trustee of the Matthew Francis Leslie-Kubat Trust dated November 1, 2016,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JDS Three, LLC, a North Carolina Limited Liability Company,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 2 on the Plan of Revision 1, Resubdivision of Lot 1, H. P. Gwinner Subdivision, of record in Instrument No. 20060727-0090932, 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 Francis J. Kubat, Trustee of the Matthew Francis Leslie-Kubat Trust dated November 1, 2016 by deed dated February 4, 2020 from Michael J. Carell and wife, Jennifer Carell of record in Instrument No. 20200218-0017818, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5444 Granny White Pike, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 15th day of June, 2023.

The Matthew Francis Leslie-Kubat Trust

By: _____
Francis J. Kubat, Trustee of the Matthew Francis Leslie-Kubat Trust dated November 1, 2016

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Francis J. Kubat, Trustee with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2023.

_____
Notary Public J. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 23-JDS-Three

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/15/23 (date of document).

Affiant Signature

6/15/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of June, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY