RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300 BOX 10-A
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230644964

Karen Johnson Davidson County
Batch# 1018783 DEEDWARR
06/26/2023 09 15 49 AM 2 pgs
Fees $13 00 Taxes $2,534 50

20230626-0048246

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $685,000 00

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2023

Notary Public
My Commission Expires

KAITLIN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information
JMTN Properties LLC 766 Brook Hollow Road Nashville TN 37205	New Owner JMTN Properties LLC 1831 12th Ave S. #109 Nashville, TN 37203	Tax Parcel ID No. 102 15 0 118 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, **Janet J. Harwood, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JMTN Properties LLC, a Tennessee Limited Liability Company**, ("Grantees"), its 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 Lot No. 111, on the Plat of Brook Meade, Section II, as of record in Book 2133, Page 76, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to William R Harwood and wife, Janet J Harwood, by Warranty Deed from Daniel Gates Andre and Ellen Denise Mainegra, of record in Book 6569, Page 491, in the Register's Office of Davidson County, Tennessee, dated May 30, 1985, and recorded on May 31, 1985. The said William R. Harwood died on November 08, 2021, leaving Janet J Harwood as surviving tenant by the entirety

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

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.

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 Brook Meade, Section II, as recorded in Book 2133, Page 76

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2204; Page 349.

This is improved property located at 766 Brook Hollow Road Nashville TN 37205

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 22nd day of June, 2023

Janet J Harwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janet J. Harwood, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2023

Notary Public
My Commission Expires: _____

