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

CRT File No. 230644950

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,200,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2023.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch# 1022256 DEEDWARR
07/03/2023 11:30:01 AM 2 pgs
Fees: $13.00 Taxes: $8,140.00

20230703-0050761

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald Miller and Erika Flynn 918 Bradford Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 105-13-0-320.00

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 **Ronald Miller and Erika Flynn, 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 Lot(s) 24, as shown on the map entitled Map of Waldkirch, a Subdivision of Lots Nos 8 & 9 in W.L.B. Lawrence Plan, of record in Plat Book 421, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ACHIEVER DEVELOPMENT, LLC, by deed from MAXWELL HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220302-0023764 , dated February 28, 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 LIABILITY 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. 105-13-0-320.00.

Matters shown on the Plan of record in Plat Book 421, page 90, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5526, page 681, said Register's Office.

Declaration of Restricti ons and Covenants for SCMs for Regulated Residential Infill contained in instrument of record in Instrument No. 20230504-0033193, said Register's Office.

This is improved property located at 918 Bradford Avenue Nashville TN 37204

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 June, 2023.

JGP Achiever Infill, LLC

By: Achiever Development, LLC, Member

_____

By: John Gray Palmer, III, President

By: JG Palmer Development, 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 June, 2023.

_____

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-09-2026

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 June, 2023.

_____

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-09-2026