Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 [illegible] Blvd , Suite 130
Nashville, TN 37215

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

CRT File No. 230645097

Karen Johnson Davidson County
Batch# 1024756 DEEDWARR
07/11/2023 10 25 56 AM 2 pgs
Fees $13 00 Taxes $9,250 00

20230711-0052938

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,500,000 00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2023

Notary Public
My Commission Expires

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To.	Tax Information
Wright Development, LP 709 Brook Hollow Road Nashville, TN 37205	New Owner	Tax Parcel ID No 115 07 0 017 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, **JNO Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wright Development, LP**, ("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 12, as shown on the map entitled Brook Meade Section II, of record in Plat Book 2133, page 76, 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 JNO Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from 4705 Alabama Avenue Partnership, a Tennessee General Partnership of record in Instrument No 20210126-0011539, in the Register's Office of Davidson County, Tennessee, dated January 22, 2021 and recorded on January 26, 2021

Being the same property conveyed to 4705 Alabama Avenue Partnership, a Tennessee General Partnership, by Warranty Deed from Bryan Coston, married, of record in Instrument No. 20190516-0046255, in the Register's Office of Davidson County, Tennessee, dated May 15, 2019 and recorded on May 16, 2019

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.

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 Plat Book 2133, Page(s) 76.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brook Meade Addition, Section II, as recorded in Plat Book 2663, Page 59

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2204, Page 349 and Book 2881, Page 323

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill recorded in Instrument No. 20230309-0016949

Easement for Sanitary Sewers And/or Storm Drainage Water Mains, Pumps And Appurtenances, recorded in Instrument No 20211022-0141914

This is improved property located at 709 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 6th day of July, 2023

JNO Properties, LLC

By: _____
Will Chapman, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman 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 Authorized Agent (or other officer authorized to execute the instrument) of JNO Properties, LLC, a Tennessee Limited Liability Company, 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 authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 6th day of July, 2023

_____
Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024