WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Y-JTM-23-120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 10/2/23

(AFFIX SEAL)

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)
JTM Group, LLC	Same as new owner	
(NAME)	(NAME)	**171-02-0A-019 00-CO**
4402 Colorado Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **THE ESTATE OF MARVIN HOUSTON PRATT, II,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JTM GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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

Property situated in Davidson County, Tennessee

Unit 19, on the site plan of Brentwood Condos, Phase I, of record in Book 6900, Page 4 and 5, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property

Being the same property conveyed to M Houston Pratt by Warranty deed from Radnor Homes, Inc of record in Book 7040, page 160, Register's Office for Davidson County, Tennessee, dated November 12, 1986 and recorded on November 14, 1986

The said M Houston Pratt a/k/a Marvin Houston Pratt II having since died testate on December 27, 2021 with his Last Will and Testament having been duly probated and proven in Docket No 22P211 in The Seventh Circuit Court for Davidson County, Tennessee Probate Division

This conveyance is subject to
- Taxes for the year 2023, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 4 & 5, Register's Office for Davidson County, Tennessee
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof, also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Villa Condominium of record in Book 6923, Page 943, as amended in Book 7035, page 115, Book 7101, page 730, as re-recorded in Book 7143, page 18, and further amended in Book 7266, page 84 and Book 7423, page 574, Register's Office for Davidson County, Tennessee
- By-Laws for Brentwood Villa Condominium and Brentwood Villa Condominium Association, Inc of record in Book 6923, page 986, as amended in Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, Tennessee
- Charter of record in Book 6936, Page 895 and Articles of Amendment in Book 7998, page 249 and Book 8267, page 270, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance of record in Book 8127, Page 666, Book 8127, page 782, Book 8127, page 802 and Book 8128, page 17, in the Register's Office for Davidson County, Tennessee
- Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20120124-0006661, Register's Office for Davidson County, Tennessee

Karen Johnson Davidson County
Batch# 1032170 DEEDWARR
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Fees $13 00 Taxes $684 50

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- Easement for water mains and appurtenances of record in Book 5155, page 164, Register's Office for Williamson County, Tennessee
- Easement for sewer force main of record in Instrument Number 20030707-0093162, Register's Office for Davidson County, Tennessee
- Storm water detention agreement of record in Book 6385, page 814, Register's Office for Davidson County, Tennessee
- Appointment of Substitute trustee of record in Instrument Number 20071022-0124551, in the Register's Office for Davidson County, Tennessee
- Charter of record in Book 6924, Page 5, in the Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **120 Villa View Ct, Brentwood, Tennessee 37027**

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 26th DAY OF JULY, 2023

The Estate of Marvin Houston Pratt, II

BY: _____

Rebecca Alexander
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA ALEXANDER, EXECUTRIX of the THE ESTATE OF MARVIN HOUSTON PRATT, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 26th of July, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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