(2)

Record and Return to:
Chapman & Rosenthal Title, Inc.,
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1036334 DEEDWARR
08/09/2023 10:15:43 AM 2 pgs
Fees: $13.00 Taxes: $2,182.63

20230809-0061707

B-AR-23-1267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

**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) |
|---|---|---|
| **Max Berry** | **New Owner** | |
| (NAME) | (NAME) | **105-04-3A-002-00 CO** |
| **1267 John Street** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37210-3425** | | |
| (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, **WISDOM ROCK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAX BERRY, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Unit B as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Twelve-Fortysix First Avenue South, a Horizontal Property Regime with Private Elements, of record in Plat at Instrument No. 20211102-0146606, and as amended in Instrument Number 20230809-0061706 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Wisdom Rock, LLC, a Tennessee limited liability company by Warranty deed from Cream City Development LLC, a Tennessee limited liability company of record in Instrument No. 20210903-0118974 Register's Office for Davidson County, Tennessee, dated August 31, 2021 and recorded on September 3, 2021.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Covenants, Conditions and Restrictions of record in Instrument Number 20211102-0146606, Register's Office for Davidson County, Tennessee.
- Charter of the Twelve-Fortysix Avenue South Homeowner's Association, Inc. of record in Instrument Number 20211123-0155513, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20220901-00988000, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230525-0039486, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 53, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1585, Page 170, in the Register's Office for Davidson County, Tennessee.
- 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: **1267 John Street, Nashville, Tennessee 37210-3425**.

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 7th DAY OF AUGUST, 2023.

Wisdom Rock, LLC, a Tennessee limited liability company

Yellow Ball Development, GP, a Tennessee general partnership – Member

D & J Properties of Tennessee, LLC, a Tennessee limited liability company – Partner

By: _____
Jeff Gaw
Its: Authorized Agent

JMR Investments, LLC, a Tennessee limited liability company – Partner

By: _____
Joseph M. Roberts III
Its: Managing Member

Jackson Builders, LLC, a Tennessee limited liability company – Member

By: _____
Roberto Gutierrez
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, Jeff Gaw, Authorized Agent of D & J Properties of Tennessee, LLC, a Partner of Yellow Ball Developments, GP, a Member of Wisdom Rock, LLC to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Agent of D & J Properties of Tennessee, LLC, a Partner of Yellow Ball Developments, GP, a Member of Wisdom Rock, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent of D & J Properties of Tennessee, LLC, a Partner of Yellow Ball Developments, GP, a Member of Wisdom Rock, LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of August, 2023.

Brian D. Mitchell
Notary Public
My Commission Expires: 03/09/2027

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, Joseph M. Roberts III, Managing Member of JMR Investments, LLC, a Partner of Yellow Ball Developments, GP, a Member of Wisdom Rock, LLC to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Managing Member of JMR Investments, LLC, a Partner of Yellow Ball Developments, GP, a Member of Wisdom Rock, LLC, the within named bargainor, a limited liability company, and that he as such Managing Member of JMR Investments, LLC, a Partner of Yellow Ball Developments, GP, a Member of Wisdom Rock, LLC, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of August, 2023.

Brian D. Mitchell
Notary Public
My Commission Expires:

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, Roberto Gutierrez, Authorized Representative of Jackson Builders, LLC, a Member of Wisdom Rock, LLC to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Representative of Jackson Builders, LLC, a Member of Wisdom Rock, LLC the within named bargainor, a limited liability company, and that he as such Authorized Representative of Jackson Builders, LLC, a Member of Wisdom Rock, LLC, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of August, 2023.

Brian D. Mitchell
Notary Public
My Commission Expires: 03/09/2027

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027