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

Name and Address of New Owner:
Hampton Cooper
69B Donelson Street
Nashville, TN 37210

Send Tax Bills To:
Hampton Cooper
SAME

Karen Johnson Davidson County
Batch# 1036553 DEEDWARR
08/09/2023 10:18:55 AM 3 pgs
Fees: $18.00 Taxes: $1,912.90
20230809-0061712

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093-16-0J-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **JD Investor, LLC, a Tennessee Limited Liability Company aka JD Investors, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hampton Cooper, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit B of The Plan of 69 Donelson Street, Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of record as Instrument Number 20211001-0132531, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> This conveyance is made subject to all 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 By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20211001-0132531, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JD Investor, LLC, a Tennessee Limited Liability Company by Deed of Correction dated July 26, 2023, recorded July 31, 2023 from HomeOfCapital, LLC, a Tennessee Limited Liability Company, in Instrument No. 20230731-0058933 in the Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of August, 2023.

JD Investor, LLC, a Limited Liability Company

By: Juan Daniel C-H
Juan Daniel Castro Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn of the state and county mentioned, personally appeared Juan Daniel Castro Hernandez of JD Investor, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of JD Investor, LLC, the within named bargainor, a Limited Liability Company, and that such Juan Daniel Castro Hernandez of JD Investor, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 7th day of August, 2023.

Notary Signature

Printed Name: Dellana Lowhorn

My commission expires: 3/3/25

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $517,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of August, 2023.

Notary Signature
My commission expires: 3/3/25

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY