NEW OWNER:
HIDDEN TRAIL PROPERTIES, LLC
4825 TROUSDALE DR, STE. 231
NASHVILLE, TN 37220

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel
103010034.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 23-0941

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1043060 **DEEDWARR**
08/28/2023 08 35 19 AM 3 pgs
Fees. $18 00 Taxes $1,498 50

20230828-0066840

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Five Thousand and 00/100 Dollars ($405,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JML HOLDINGS, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit Nos. A & B, as established by Declaration of Covenants, Conditions, and Restrictions for HOMES AT 6104 COWDEN, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230329-0022906, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B," to which declaration specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of HOMES AT 6104 COWDEN, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20230329-0022906, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.
>
> Said property further described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the north by Steve R. Smith, et ux property as of record in Deed Book 7471, Page 468, R.O.D.C.T., bounded on the east by Jesse W. Robinson, et ux property as of record in Deed Book 3179, Page 253, R.O.D.C.T., bounded on the south by the northerly margin of Alleyway #1528 having a width of 10 feet, bounded on the west by the Nellie Mae Broadrick property as of record in Instrument No. 20000724-0073033, R.O.D.C.T., and being more particularly described according to a survey by Jeffrey K. Kimbro, RLS #1756, Thornton & Associates, Inc., 1205 South Graycroft Avenue, Madison, TN 37115 on 05/19/03, as follows:

Beginning at a point in the northerly margin of Alleyway #1528, said point being the southwesterly corner of the Jesse W. Robinson, et ux property as of record in Deed Book 3179, Page 253, R.O.D.C.T., and being 100 feet southwesterly from the westerly margin of Marcia Avenue; thence, with the northerly margin of Alleyway #1528, South 53 deg. 00 min. 00 sec. West, 50.00 feet; thence, a common line with Nellie Mae Broadrick property as of record in Instrument No. 20000724-0073033, R.O.D.C.T., North 34 deg. 46 min. 48 sec. West, 122.62 feet to an iron pin set; thence, a common line with the Steve R. Smith et ux property as of record in Deed Book 7471, Page 468, R.O.D.C.T., North 45 deg. 51 min. 29 sec. East, 50.00 feet to an existing iron pin; thence, a common line with the Jesse W. Robinson, et ux property as of record in Deed Book 3179, Page 253, R.O.D.C.T., South 35 deg. 03 min. 34 sec. East, 128.82 feet to the point of beginning and containing 6,243 sq. ft. or 0.143 acres, more or less.

Being the same property conveyed to JML HOLDINGS, LLC, a Tennessee Limited Liability Company by Warranty Deed from Amos P. Byers and Patsy L. Byers, husband and wife, dated March 8, 2022, and of record in Instrument No. 20220316-0030851, Register's Office for DAVIDSON County, Tennessee.

THIS IS UNIMPROVED PROPERTY which has the address of **6104 COWDEN AVENUE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20230329-0022906, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of August, 2023.

JML HOLDINGS, LLC

By: _____
MICHAEL BLAKE LEA
Its: SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MICHAEL BLAKE LEA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **SOLE MEMBER** of **JML HOLDINGS, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 23rd day of August, 2023.

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

_____
NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$405,000.00** .

_____
AFFIANT

Sworn to and subscribed to before me this 23rd day of August, 2023.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026