Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-RMX-23-528

Karen Johnson Davidson County
Batch# 1044688 DEEDWARR
08/31/2023 10 40 34 AM 2 pgs
Fees $13 00 Taxes $1,184 00

20230831-0068264

Prepared By ~~& Return To:~~ Tennessee Title Services LLC-Brentwo 7000 Executive Center Dr 290 Brentwood, TN 37027 B-23-3004	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of August, 2023 Notary Public Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
JPP Development Group, LLC 1406 Charlotte Ave Nashville, TN 37203	Same as Current Owner	071 08 0 343.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **James G. Vandesteeg, an, an unmarried man and James M. Vandesteeg, a married man,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JPP Development Group, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 20 on the Map of Rawls Homes Corporation Plan of Lots, as of record in Book 1130, Page 33, Register's Office for said County.

Said Lot No. 20 fronts 50 feet on the Southerly side of Trinity Lane and runs back between parallel lines 184 feet to a dead line.

Included in the above description but Excluded therefrom is a right of way and temporary construction easement to the Metropolitan Government of Nashville and Davidson County, Tennessee and being more particularly described in Book 8384, Page 34, said Register's Office.

BEING the same property conveyed by Warranty Deed from David A. Anderson and wife, Pamela W. Anderson to James G. Vandesteeg and wife, Deborah A. Vandesteeg, recorded October 29, 1991, as Book 8472 Page 896 in Davidson County, Tennessee Register of Deeds.

The said Deborah A. Vandesteeg died on October 15, 2014, leaving the said James G. Vandesteeg the sole surviving tenant by the entirety.

BEING the same property conveyed by Quit Claim Deed from James G. Vandesteeg, an unmarried man, and surviving spouse of Deborah A. Vandesteeg to James G. Vandesteeg, an unmarried man and James M. Vandesteeg, an unmarried man, as joint tenants with right of survivorship, and not as tenants in common, recorded November 9, 2017, as Instrument No. 20171109-0115514 in Davidson County, Tennessee Register of Deeds.

This property has never been a primary residence of James M. Vandesteeg or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as: 528 East Trinity Lane, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 29 th day of August, 2023.

James G. Vandesteeg

James M. Vandesteeg

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29 th day of August, 2023, before me personally appeared James G Vandesteeg and James M. Vandesteeg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 th day of August, 2023.

Notary Signature
My commission expires: 5 10 27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON