

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 5,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2023

Notary Public

MY COMMISSION EXPIRES: 2/21/2027

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Third Circle, LLC	New Owner	08309021800 & 08309021900
(NAME)	(NAME)	
117 Lyle Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

KELLY K. JONES, TRUSTEE OF KELLY K. JONES REVOCABLE LIVING TRUST AGREEMENT DATED JANUARY 31, 2020,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THIRD CIRCLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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:

Karen Johnson Davidson County
Batch# 1050205 DEEDWARR
09/15/2023 08:30:30 AM 4 pgs
Fees: $23.00 Taxes: $19,240.00
20230915-0072330

LT&E File #20076

TRACT I:
LAND in Davidson County, Tennessee, being parts of Lots Nos. 217 and 218 on the Plan of East Edgefield, of record in Book 21, Page 147, said Register's Office.

BEGINNING on the southerly margin of Woodland Street, at a point 25 feet 4 inches west of the westerly margin of South 11th Street; thence westerly, with the southerly margin of Woodland Street, 34 feet 8 inches to Mitchell's northeast corner; thence with the easterly line of Mitchell's lot, southerly 136 feet, more or less to the line between lots Nos. 217 and 216; thence with said line, easterly 51 feet to the westerly margin of South 11th Street; thence with the westerly margin of South 11th Street, northerly 12 feet to a point; thence at right angles, northerly 66 feet 10 inches to a point; thence at right angles, easterly 18 feet 11 inches to a point; that at right angles, northerly 79 feet 3 inches to the southerly margin of Woodland Street, the point of beginning.

TRACT II:
BEING the east part of Lots Nos. 217 and 218 on the Plan of East Edgefield, of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the southwest corner of Woodland Street and Eleventh Street, formerly Smith Avenue, being the northeast corner of Lot No. 218; thence with the southerly margin of Woodland Street, westerly 60 feet, to Mitchell's northeast corner; thence with the east line of the Mitchell's lot, southerly 140 feet, more or less, to the line between Lots Nos. 216 and 217; thence with said line, easterly 51 feet to the westerly margin of Eleventh Street; thence with the westerly margin of Eleventh Street, northerly 172 feet, more or ~~less~~ less to the beginning.

Kelly K. Jones, Trustee, Kelly K. Jones Revocable Living Trust Agreement dated January 31, 2020

Being the same property conveyed to Kelly K. Jones, Trustee, Kelly K. Jones Revocable Living Trust Agreement dated January 31, 2020 by Deed dated February 7, 2020 from Kelly Kurt Jones, recorded February 20, 2020, in Instrument Number 20200220-0018784, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1024 & 1020 Woodland Street, Nashville, TN 37206

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 do 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

Witness my/our hand(s) this 13th day of September, 2023

Kelly K. Jones Revocable Living Trust Agreement dated January 31, 2020

By: _____
Kelly K. Jones, Trustee

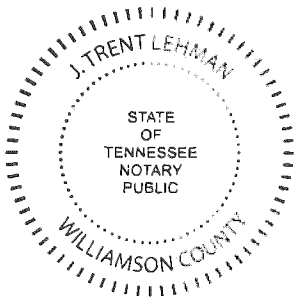
LT&E File #20076

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of September, 2023, before me personally appeared Kelly K. Jones, Trustee of Kelly K. Jones Revocable Living Trust Agreement dated January 31, 2020 and Lindsey Jones, 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 13th day of September, 2023.

Notary Signature
My commission expires: 11/3/25



LT&E File #20076

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/13/23 (date of document).

Affiant Signature

9/14/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of September, 2023.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025