BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1051922 DEEDWARR
09/20/2023 10:00:07 AM 2 pgs
Fees: $13.00 Taxes: $1,421.36

20230920-0073834

File #23-TC-0911-Park

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,150.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/2/23

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JH2, LLC, a Tennessee Limited Liability Company	**NEW OWNER**	
(NAME)	(NAME)	**118-09-0-228**
2317 Cruzen Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **HAUS TO HOME PROPERTIES, 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 **JH2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 Lot No. 3 on the First Addition, Woodmont Boulevard Section of Marengo Park, as of record in Plat Book 974, Page 83, Register's Office for said County, which is a subdivision, of an unnumbered tract and part of a closed street shown on the map of Woodmont Boulevard, Section of Marengo Park, as of record in Plat Book 1130, Page 2, Register's Office for said County, described as follows:

Beginning at a point in the South margin of Woodmont Boulevard, the common corner of Lots Nos 2 and 3; thence, with the line between said lots, Southerly 215.8 feet to a point; thence, Southwesterly 30 feet to a common corner of Lots Nos. 3 and 5; thence with the line between said lots Northwesterly 110 feet to the common corner of Lots No. 3 and 5; thence, with the line between said lots, Northwesterly 110 feet to the common corner of Lots Nos. 3, 4 and 5, at a concrete monument; thence, with the line between said lots Nos. 3 and 4, Northerly 146 feet to the South margin of Woodmont Boulevard; thence with the margin of same, Easterly 85 feet, to the point of beginning.

Being the same property conveyed to Haus to Home Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Christopher B. Thomas, married, of record in Instrument No. 20180627-0062199, in the Register's Office of Davidson County, Tennessee, dated June 27, 2018 and recorded on June 27, 2018.

This conveyance is subject to:
* 2023 Taxes, a lien, but not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodmont Boulevard Section of Marengo Park, as recorded in Plat Book 1130, Page(s) 2.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Addition Woodmont Boulevard Section of Marengo Park, as recorded in Plat Book 974, Page(s) 83.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1113, Page 296.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **911 Woodmont Boulevard, Nashville, TN 37204**.

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 11th day of September, 2023.

Haus To Home Properties, LLC, a Tennessee Limited Liability Company

By: _____
Jon Nite, Member

By: _____
Krystal Nite, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Bishop of the state and county mentioned, personally appeared Jonathan Nite and Krystal Nite, Members of Haus To Home Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Members of Haus To Home Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Jonathan Nite and Krystal Nite, Members of Haus To Home Properties, LLC as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Nashville, TN this 11th day of September, 2023.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204