WARRANTY DEED

Karen Johnson Davidson County
Batch# 1053473 DEEDWARR
09/25/2023 09:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20230925-0074978

STATE OF PA
COUNTY OF Allegheny

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

DAVID GREENMILL

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF September 2023.

Notary Public

MY COMMISSION EXPIRES: 06-22-2025

(AFFIX SEAL)

Commonwealth of Pennsylvania - Notary Seal
CARA SUE TAUCHER - Notary Public
Allegheny County
My Commission Expires June 22, 2025
Commission Number 1400134

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Jobin 22 LLC	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) **Jobin 22 LLC**	(NAME) **Jobin 22 LLC**	058090A17800CO
(ADDRESS) **853 Broadway 5th FL New York, NY 10003**	(ADDRESS) **853 Broadway 5th FL New York, NY 10003**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jasper C. Howard Jr., unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Jobin 22 LLC A Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in DAVIDSON County, Tennessee, and being know and designated as all of L ot No. 170, on the Plan of Jordan Ridge at Eaton's Creek, Phase 6, as shown on the plat of the same of record in Instrument No. 20061121-0144757, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jasper C. Howard, Jr., by virtue of that certain Warranty Deed dated March 21, 2019, and being of record at Instrument No. 20190326-0027011 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Davidson County, Tennessee Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2509 Jordan Ridge Dr. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 22nd day of September, 2023.

Jasper C. Howard Jr.

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jasper C. Howard Jr.**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of September, 2023.

Notary Public

My Commission Expires: February 4, 2027

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles
Subscribed and sworn to (or affirmed) before me on this 21 **day of** September, **20** 23, **by** Jasper C. Howard Jr. , **proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.**

Signature _____ **(Seal)**

TATEVIK MELKONYAN
Notary Public - California
Los Angeles County
Commission # 2437131
My Comm. Expires Feb 4, 2027

Legal Description – Exhibit A

THE FOLLOWING TRACT OR PARCEL OF LAND, SITUATED AND LYING IN DAVIDSON COUNTY, TENNESSEE, BOUND AND DESCRIBED AS FOLLOWS, TO-WIT:

BEING KNOWN AND DESIGNATED AS ALL OF LOT NO. 170, ON THE PLAN OF JORDAN RIDGE AT EATON'S CREEK, PHASE 6, AS SHOWN ON THE PLAT OF THE SAME OF RECORD IN INSTRUMENT NO. 20061121-0144757, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

For Informational Purposes Only:

Property Address: 2509 Jordan Ridge Drive, Nashville, TN 37218

Parcel ID(s): 058 09 0A 178.00

Certificate of Authenticity

I Laura Susnjer, do hereby make oath that I am a licensed attorney and/or 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 09/21/23

09/25/23

Name:

STATE OF: PA

COUNTY OF: Allegheny

Sworn to and subscribed before me on 09/25/23 by Laura Susnjer

Notary Public: Cara Sue Taucher, Notary Public

My Commission Expires: 06-22-2025

Commonwealth of Pennsylvania - Notary Seal
CARA SUE TAUCHER - Notary Public
Allegheny County
My Commission Expires June 22, 2025
Commission Number 1400134