THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845669

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,165,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2023.

Notary Public
My Commission Expires: 07/09/24

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

Karen Johnson Davidson County
Batch# 1053838 **DEEDWARR**
09/25/2023 01 54 34 PM 2 pgs
Fees $13 00 Taxes $4,310 50

20230925-0075236

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pooja N. Sangani and Matthew Meriweather 2427 Chapman Drive Unit B Nashville TN 37206	New Owner	Tax Parcel ID No. 083-12-0-049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JGP Achiever Infill, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pooja N. Sangani and Matthew Meriweather, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of 2427 Chapman Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2427 Chapman Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220518-0057545, amended in Instrument No. 20220617-0069472, corrected by Affidavit of record in Instrument No. 20220829-0097087, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to ACHIEVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY , by deed from LINDA D. HOLLARS, TRUSTEE OF THE PHELPS TRUST DATED MARCH 16, 2017, of record in Instrument No. 20220222-0019884, dated February 18, 2022, said Register's Office.

Being further conveyed to JGP ACHIEVER INFILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from ACHIEVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIAIBLITY COMPANY, of record in Instrument No. 20220729-0086539, dated July 29, 2022, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 083-12-3A-001.00 CO.

Matters shown on the Plan of record in Plat Book 2331, page 7, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20220518-0057545 and amended in Instrument No 20220617-0069472, corrected by Affidavit of record in Instrument No. 20220829-0097087, said Register's Office.

This is improved property located at 2427 Chapman Drive Unit B Nashville TN 37206

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. DM-P-23-2427

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of September, 2023

JGP Achiever Infill, LLC

By: John Gray Palmer, III, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared John Gray Palmer, III, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of JGP Achiever Infill, LLC, the within named bargainor, and that he as such authorized manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Manager.

Witness my hand, at office, this 22nd day of September, 2023.

Notary Public

My Commission Expires. _____

