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

BOX 10-A

Karen Johnson Davidson County
Batch# 1060718 **DEEDWARR**
10/16/2023 09 52 41 AM 2 pgs
Fees $13 00 Taxes $2,867 50

20231016-0080712

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners	Send Tax Bills To	Tax ID No
JMTN Properties, a Tennessee Limited Liability Company 1831 12th Ave S , Suite 109 Nashville, TN 37203	SAME AS NEW OWNER	131-11-0-003 00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Beatrice Concepcion and Jody Allan Junia, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JMTN Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being **Lot No. 64** on the Plan of Section 1, Seven Hills, as of record in Book 2133, Pages 81 and 82 as Revised in Book 7900, Page 774, Register's Office for said County, described as follows

Beginning at a point in the Southwesterly margin of Shys Hill Road at the corner of Lots 63 and 65, thence with the line between said lots, Southwesterly 287 feet to a point, thence Southerly 93 3 feet to corner of lot 68, thence with the line between lot 64 and 68, Southeasterly 179 9 feet to a corner of Lot 65, thence with the line between Lot 64 and 65, Northeasterly 270 0 feet to the margin of Shys Hill Road thence with the margin of the same Northeasterly 158 feet to the beginning

Included in the foregoing description by specifically excluded from this conveyance is the following property that was conveyed in a warranty deed of record in Book 9418, Page 853, said Register's office

Commencing at an iron rod situated in the Westerly margin of Shys Hill Road, said point being the common corner between Lots 64 and 65 as recorded on the Plan of Seven Hills Section One recorded in Plat Book 2133, Page 82, R O D C , Tennessee Thence, along said lot line S 37 degrees 31'10" W, a distance of 225 14 feet to an iron rod being the point of beginning described Thence, continuing along said lot line, S 37 degrees 31'10"W, a distance of 43 89 feet to an iron rod, Thence, along the common rear line of Lots 64 and 68 of Seven Hills Section One, N 79 degrees 26'10" W a distance of 179 63 feet to an iron rod situated in the Easterly line of the Joseph Ross, et ux, property of record in Book 6834, Page 889, R O D C , Tennessee Thence, along the common line between Joseph Ross and Lot 64, N 02 degrees 10'00" E, a distance of 93 23 feet to a concrete monument, being the common rear corner of Lots 64 and 63 Seven Hills Section One Thence, along said lot line N 48 degrees 48'08" E, a distance of 62 14 feet to an iron rod, Thence, severing Lot 64 of Seven Hills Section One, S 49 degrees 10'24" E, a distance of 202 24 feet to the point of beginning and containing 19,203 89 square feet or 0 44 acres of land

Included in the foregoing description by specifically excluded from this conveyance is the following property that was conveyed in a warranty deed of record in Book 9418, Page 853, said Register's office

Being the same property conveyed to Beatrice Concepcion and Jody Allan Junia, wife and husband by Warranty Deed from Charles Patrick Rankin and wife, Kathryn McCaskill Rankin of record at Instrument No 20191218-0130504, dated December 10, 2019 and recorded December 18, 2019, Register's Office for Davidson County, Tennessee

This is property commonly known as 4521 Shys Hill Road, Nashville, TN 37215*
*Note that a street address is not, and is not part of a legal description

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record

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, forever GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 11 **day of October, 2023**

Beatrice Concepcion **Jody Allan Junia**

STATE OF Illinois

COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Beatrice Concepcion and Jody Allan Junia,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 11 day **of October, 2023:**

Notary Public

My Commission Expires August 7, 2027

Official Seal
MICHAEL LEAHY
Notary Public, State of Illinois
Commission No. 976238
My Commission Expires August 7, 2027

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $775,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 13 DAY OF **October, 2023**

Notary Public

My Commission Expires

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025