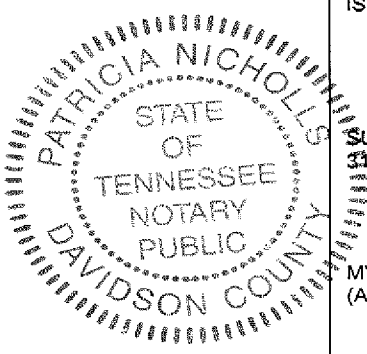
Karen Johnson Davidson County
Batch# 1066868 DEEDWARR
10/31/2023 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20231031-0085177

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0448

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
JPP Development Group, LLC	New Owner	Map: 07108034200
(NAME) 1406 Charlotte Ave	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($335,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CARTER SERIES, LLC - EAST NASHVILLE SERIES, A DESIGNATED CARTER SERIES,

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

JPP DEVELOPMENT GROUP, LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 19, on the Plan of Rawls Home Corporation, of record in Plat Book 1130, Page 33, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

INCLUDED BUT EXCLUDED FROM THE ABOVE DESCRIBED is a parcel of land conveyed to the Metropolitan Government of record in Book 8410, Page 721, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carter Series, LLC - East Nashville Series, a designated Carter Series, by Quitclaim Deed from Scott A. Carter, of record in Instrument No. 20151026-0108601, dated October 16, 2015, see also Warranty Deed of record in Instrument No. 20110214-0012327, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and paid by the Grantors; (2) Easements and Setback Lines as set out per Plat Book 1130, Page 33, Register's Office for said County; (3) Sewer Easement to Metro of record in Book 3943, Page 988, Register's Office for said County; (4) Temporary Construction Easement of record in Book 8410, Page 721, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 526 E. Trinity Lane, Nashville, TN 37207
(House No.) (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 our hands this 31st day of October, 2023.

Carter Series, LLC - East Nashville Series

BY: Larry Bryant
Larry Bryant
Authorized Agent

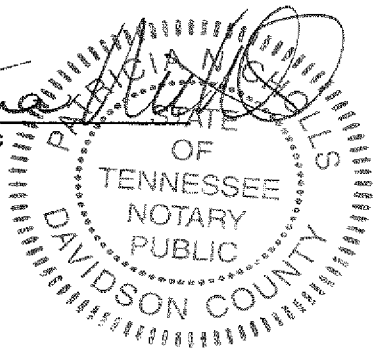
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Larry Bryant with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Authorized Agent respectively of Carter Series, LLC - East Nashville Series the within named bargainer, and that he/she as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 31st day of October, 2023.

My Commission Expires: 3/6/24

Notary Public



Certification of Recorded Documents

I, Julia Wyatt, 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 October 31, 2023.

(AFFIANT) – Julia Wyatt

10/31/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 31st day of October, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY