Karen Johnson Davidson County
Batch# 1072655 DEEDWARR
11/16/2023 10:41:30 AM 6 pgs
Fees: $33.00 Taxes: $1,798.20
20231116-0089384

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $486,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF NOVEMBER, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-6-2024

KRISTY L. RION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John C. McLemore, Law Office of John C. McLemore, PLLC
1801 West End Ave., Ste. 1500, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBER
JPS Global LLC 3950 Clarksville Pike Nashville TN 37218	New Owner	039 017.00 039 018.00 039 019.00 039 020.00

BANKRUPTCY TRUSTEE'S DEED

WHEREAS, upon the filing of a voluntary Chapter 13 petition in bankruptcy February 3, 2021, in the United States Bankruptcy Court for the Western District of Tennessee (the "Court"), same being Bankruptcy No. 21-10108, Shayne Allen Harris (the "Debtor"), did, by act of law, convey all right, title and interest in and to all of the Debtor's non-exempt assets including real property to the Trustee in Bankruptcy;

WHEREAS, on June 10, 2021, the Debtor's case was converted from a case under Chapter 13 of the Bankruptcy Code to a case under Chapter 11 of the Bankruptcy Code;

WHEREAS, on July 12, 2022, John C. McLemore was appointed to serve as the Chapter 11 Trustee; and

WHEREAS, the real property (Parcels 019.00 and 0.20.00) being conveyed by this deed was, at the time of the filing of the bankruptcy mentioned above, owned by the Debtor Shayne Allen Harris and his mother Vanessa D. Harris.

WHEREAS, the Plaintiff, John C. McLemore Trustee, initiated an adversary proceeding in the United States Bankruptcy Court for the Western District of Tennessee styled John C. McLemore, Trustee, v. Vanessa D. Harris, (Adv. Pro. No. 23-05022) seeking authority pursuant to the provisions of 11 U.S.C. §363(h) to sell the real property being conveyed by this deed;

WHEREAS, an Agreed Order Authorizing Partition and Sale of Co-Owned Real Property and Determination of Ownership Percentage of Vanessa D. Harris was entered September 19, 2023 in John C. McLemore, Trustee, v. Vanessa D. Harris, (Adv. Pro. No. 23-05022) directing the Trustee to proceed with sale of the real property being conveyed by this deed. A certified copy of the Agreed Order has been recorded as Instrument Number 202311160089383 with the Davidson County Register of Deeds; and

WHEREAS, the real property (Parcels 017.00 and 0.18.00) being conveyed by this deed was, at the time of the filing of the bankruptcy mentioned above, owned by the Debtor Shayne Allen Harris.

WHEREAS, by Motion of Trustee to Sell Property dated August 18, 2023, the Trustee moved the Court to be allowed to sell the property by private sale free and clear of all liens unless an objection and application for hearing was filed with the Court within twenty-one (21) days of the date of motion. No objections to this sale were filed. The Court entered an Order authorizing the sale free and clear of liens on September 19, 2023. A certified copy of the Order has been recorded as Instrument Number 202311160089382 with the Davidson County Register of Deeds.

NOW, THEREFORE, for and in consideration of Four Hundred Eighty-Six Thousand and No/100 Dollars ($486,000.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, John C. McLemore, Trustee in bankruptcy, do hereby bargain and sell, and by these presents transfer and convey unto JPS Global LLC, a Tennessee limited liability company, their successors and assigns, the following described real property, to-wit:

SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT A

The undersigned, John C. McLemore, does hereby transfer and convey in his capacity as Trustee in Bankruptcy and no further or otherwise, all the right, title, interest, and estate held by the said Shayne Allen Harris in and to the above-described real property on the date of the filing of his voluntary petition in bankruptcy with the United States Bankruptcy Court for the Western District of Tennessee.

TO HAVE AND TO HOLD subject real property with the appurtenances, estate, title, and interest thereto belonging to the said JPS Global LLC, a Tennessee limited liability company, their successors and assigns forever, free and clear of all liens.

The 2023 real estate taxes which are due and owing at this time will be prorated to date of deed.

WITNESS my hand on this 6th day of November, 2023.

John C. McLemore, Trustee in Bankruptcy

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John C. McLemore, Trustee in Bankruptcy, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purpose therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, on this the 6th day of November, 2023.

Kristy L. Rion
Notary Public

My Commission Expires: 11-6-2024

KRISTY L. RION
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Tract I:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being in the 14th Civil District of said County, described according to a Plat by Stephen A. Draper, May 21, 1955, as follows: Beginning at a point on the Southwesterly margin of Clarksville Highway in the Southeast line of the property conveyed to Grady Proctor, by deed from Pat C. Garner of record in Book 2282, Page 509; thence along said Highway, South 54 degrees 25' east 165.8 feet to the northwest corner of the Robert Hall property; thence with Hall's line, south 35 degrees 35' west 200 feet to a point on the northeasterly line of the Rice and Howell property; thence with their line, north 54 degrees 25' west 92 feet to a corner of the Proctor property, above mentioned; thence with Proctor's line, north 5 degrees 18' west 114.8 feet; thence north 36 degrees 23' east 113.7 feet to the beginning.

Being a part of the same property conveyed to Shayne A. Harris and John A. Harris, by Installment Deed from F & S Properties, Inc., formerly Lewis & Sherrill Properties, Inc., and James A. Lewis and wife, Hilda Lewis, David Sherrill and wife, Fay Sherrill, and Gail Sherrill, a widow of record in Instrument No. 20040607-0067017, in the Register's Office of Davidson County, Tennessee, dated May 27, 2004 and recorded on June 07, 2004.

Being a part of the same property conveyed to Shayne A. Harris, by Quitclaim Deed from John A. Harris of record in Instrument No. 20060425-0046909, in the Register's Office of Davidson County, Tennessee, dated April 24, 2006 and recorded on April 25, 2006.

Tract II:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Stephen A. Draper, Surveyor, dated May 8, 1954, as follows: Beginning at a point in the centerline of State Highway No. 112 at the most Easterly corner of the property conveyed to Grady Proctor by Deed of record in Book 2282, Page 509; thence along Proctor's Southeasterly line, South 36 degrees 23' West 148.7 feet to a point; thence North 54 degrees 25' West 55 feet to a point; thence North 36 degrees 23' East 148.7 feet to a point in the centerline of State Highway No. 112; thence with the centerline of the same South 54 degrees 25' East 55 feet to the point of beginning.

Being part of the same property conveyed to Shayne A. Harris and John A. Harris, by Installment Deed from F & S Properties, Inc., formerly Lewis & Sherrill Properties, Inc., and James A. Lewis and wife, Hilda Lewis, David Sherrill and wife, Fay Sherrill, and Gail Sherrill, a widow, of record in Instrument No. 20040607-0067017, in the Register's Office of Davidson County, Tennessee, dated May 27, 2004 and recorded on June 7, 2004.

Being part of the same property conveyed to Shayne A. Harris, by Quitclaim Deed from John A. Harris, of record in Instrument No. 20060425-0046909, in the Register's Office of Davidson

County, Tennessee, dated April 24, 2006 and recorded on April 25, 2006.

Tract III:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by John H. Wright, #1014, dated September 24, 1990, as follows:

Beginning at an iron stake on the Southwesterly margin of Clarksville Highway at a point 442.8 feet Southeast of the center line of Old Hickory Boulevard; thence with said Highway, 123.0 feet to a point; thence in a southerly direction 200.0 feet to a point; thence Westerly 123.0 feet to a point; thence Northerly 200.0 feet to the point of beginning.

Being part of the same property conveyed to Shayne A. Harris and Vanessa D. Harris, by Warranty Deed from Gregory F. Richardson, of record in Instrument No. 20051005-0120046, in the Register's Office for Shelby County, Tennessee, dated October 4, 2005 and recorded on October 5, 2005.

Tract IV:

Part of Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by John H. Wright, #1014, dated September 24, 1990, as follows:

Beginning at an iron stake on the Southwesterly margin of Clarksville Highway at a point 442.8 feet Southeast of the center line of Old Hickory Boulevard; thence with said Highway, 123.0 feet to a point; thence in a Southerly direction 200.0 feet to a point; thence Westerly 123.0 feet to a point; thence Northerly 200.0 feet to the point of beginning.

Being part of the same property conveyed to Shayne A. Harris and Vanessa D. Harris, by Warranty Deed from Gregory F. Richardson, of record in Instrument No. 20051005-0120046, in the Register's Office for Davidson County, Tennessee, dated October 04, 2005 and recorded on October 05, 2005.

Shayne A. Harris filed a voluntary Chapter 13 petition in bankruptcy on February 2, 2021, in the United States Bankruptcy Court for the Western District of Tennessee (the "Court") under Bankruptcy No. 21-10108, which case was on June 10, 2021, converted to a case under Chapter 11 of the Bankruptcy Code with John C. McLemore appointed to serve as the Chapter 11 Trustee. Pursuant to orders of the Court , certified copies of which are being recorded herewith, John C. McLemore is authorized to sell the property conveyed hereby.

Tennessee Certification of Electronic Document

I, George Mudter, 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 11/6/23 (date of document).

Affiant Signature

11/6/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of November, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY