THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146254**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,187,500.00. Affiant Subscribed and sworn to before me, this 22nd day of November, 2023. Notary Public My Commission Expires: _____

DAWN D CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-14-2026

Karen Johnson Davidson County
Batch# 1075928 DEEDWARR
11/28/2023 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $4,393.75
20231128-0091816

WARRANTY DEED

Address New Owner: Richard Lewis Martin, III and Juliana Ospina Cano 2416 Barclay Drive Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-12-1C-002.00 CO

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 **Richard Lewis Martin, III and Juliana Ospina Cano, husband and wife**, ("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 No. 2416 on the plan of 2414 Barclay Drive, as shown on Exhibit "B" of the to the Declaration of Covenants, Conditions and Restrictions of 2414 Barclay Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220823-0095003, corrected by Affidavit of record in Instrument No. 20220829-0097087, and amended in Instrument No. 20220915-0102902, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a part of the same property conveyed to ACHIEVER DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from FEROZ MOHAMMAD AND JOHN WENGER, HUSBAND AND HUSBAND, of record in Instrument No. 20220701-0076839, dated June 28, 2022, said Register's Office.

ACHIEVER DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY conveyed it's interest to JGP ACHIEVER INFILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed 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. 083-12-1C-002.00 CO.

Matters shown on the Plan of record in Plat Book 2133, page 103, 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. 20220823-0095003, corrected by Affidavit in Instrument No. 20220829-0097087 and amended in Instrument No. 20220915-0102902, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20230504-0033193, said Register's Office.

This is improved property located at 2416 Barclay Drive Nashville TN 37206

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 17 day of November, 2023.

JGP Achiever Infill, LLC

By: John Gray Palmer, III, Manager

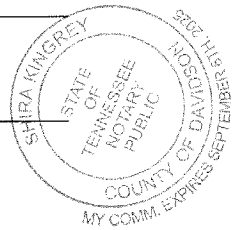
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 17 day of November, 2023.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Tonya Loftin, 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 11/22/2023.

Date

Tonya Loftin

Affiant Signature

November 22, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of November, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)