THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146232**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me, this 18th day of December, 2023. Notary Public My Commission Expires: _____

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: JGP Achiever Infill, LLC 421 E. Iris Drive Ste. 205 Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 09 0 051.00

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, **Michael S. Stephens and Heather P. Harriss, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JGP Achiever Infill, LLC, a Tennessee limited liability company**, ("Grantees"), their 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 Lot No. 4 on the Map of W.W. Wilkinson's Subdivision of Lots 32 & 33 in Oak Hill Subdivision No. 1, as of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael S. Stephens and Heather P. Harriss, husband and wife, by Warranty Deed from Morgan Cryar and Wife, Melanie Cryar, of record in Instrument No. 20041104-0133172, in the Register's Office of Davidson County, Tennessee, dated October 29, 2004, and recorded on November 04, 2004.

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.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.W. Wilkinson's Subdivision of Lots 32 & 33 in Oak Hill Subdivision No. 1, as recorded in Plat Book 843, Page(s) 82.

This is improved property located at 4426 Lealand Lane Nashville TN 37204

Karen Johnson
Batch # 1083610
12/19/2023 11:57:23 AM
Fees: $13.00 Taxes: $3,145.00

Davidson County
DEEDWARR
2 pgs

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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 18th day of December, 2023.

Michael S. Stephens

Heather P. Harriss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael S. Stephens and Heather P. Harriss, 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, at office, this 18th day of December, 2023.



Notary Public

My Commission Expires: _____