WARRANTY DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

Y-FB-23-1501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1086307
12/28/2023 02:34:23 PM
Fees: $13.00 Taxes: $4,162.50

Davidson County
DEEDWARR
2 pgs

20231228-0099830

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Christopher Raymond	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	094 01 0 415.00
1501 Electric Ave.	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JRS DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER RAYMOND, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

MICHAEL

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Shelby Village, No. Two, of record in Book 1835, Page 48, Register' s Office, Davidson County, Tennessee.

Beginning on the northeasterly margin of South 15th Street, at the corner of Lot Nos. 85 and 86; thence with said Street, southeastwardly 80.6 feet to the beginning of a curve, thence around said curve with a radius of 20.02 feet, southeastwardly 33.8 feet to the northwesterly margin of Electric Avenue, thence with said Avenue, northeastwardly 60 feet to the corner of Lot Nos. 84 and 85; thence with the line between said two lots, northwestwardly 95 feet to a common corner of Lot Nos. 84, 85 and 86; southwestwardly 71.9 feet to the beginning.

Being the same property conveyed to JRS Development LLC, a Tennessee limited liability company by Warranty Deed from Ryan Paige, unmarried, Douglas Lessly, unmarried, and Douglas G. Lessly, Trustee of the Charlotte T. Bishop Revocable Trust created under the Last Will & Testament of Charlotte Bishop, dated Augusts 26, 2022 and recorded August 29, 2022 in Instrument No. 20220829-0097075, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2015, Page 639, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1501 Electric Ave., Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 27th DAY OF DECEMBER, 2023.

JRS Development LLC

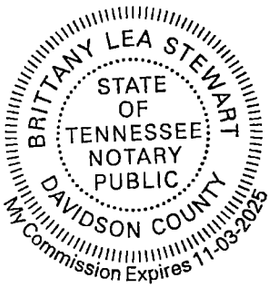
BY: _____
Ryan L. Schmidt
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN L. SCHMIDT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JRS DEVELOPMENT LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of December, 2023.

_____
Notary Public
My Commission Expires: 11-3-2025
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212