This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch # 1096665 DEEDWARR
02/01/2024 09:11:29 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240201-0007047

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Mobile Home Partners of Tennessee, LLC	Same as New Owner
P O Box 1516	
Franklin, TN 37065-1516	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **J. D. P. Properties, L.P., a Tennessee limited partnership** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Mobile Home Partners of Tennessee, LLC, a Tennessee limited liability company** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Highland Courts in Highland of Brentwood, of record in Plat Book 4860, Page 101, as amended in Book 5271, Page 369, both in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 132.0 feet on the Northerly margin of Court "A", an access easement and extends back between parallel lines, along the Westerly margin of Oakes Drive, 70.0 feet to a dead line.

Being a portion of the same property conveyed to J. D. P. Properties, L.P., a Tennessee limited partnership by Quitclaim deed from John David Peppers of record in Book 11495, page 792, Register's Office for Davidson County, Tennessee, dated May 01, 1999 and recorded on May 26, 1999.

Tax Parcel #160-14-0A-001.00-CO
Known as: 5647 Oakes Drive, Brentwood, TN 37027

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of January, 2024.

GRANTOR:

J.D.P. Properties, L.P., a Tennessee limited partnership

By: J.D.P. Family Property Management, LLC, a
Tennessee limited liability company
Its: General Partner

By: _____
John D. Peppers, Sole Member, Chief Manager of J.D.P.
Family Property Management, LLC

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **John D. Peppers**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be **the Sole Member/Chief Manager of J.D.P. Family Property Management, LLC**, a Tennessee limited liability company, **in its capacity as the General Partner of J.D.P. Properties, L.P.**, a Tennessee limited partnership, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as such Sole Member/Chief Manager of J.D.P. Family Property Management, LLC.

Witness my hand and seal at office in the aforesaid state and county this 30 day of January, 2024.

JOSHUA ARNOLD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(SEAL)

_____
Notary Public
My Commission Expires: 11-22-25

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$350,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 30 day of January, 2024.

(SEAL)

_____
Notary Public
My Commission Expires: 11-22-25

— SEE ADDITIONAL SHEET —

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$350,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of January, 2024.

(SEAL)

CANDICE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 28, 2026

Notary Public
My Commission Expires: 02-28-2026