WARRANTY DEED

Karen Johnson Davidson County
Batch# 1098158 DEEDWARR
02/05/2024 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20240205-0008120

File No. EM-24-5998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-06-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Eubank	New Owner	
(NAME)	(NAME)	
0 Whites Creek Pike	5805 Ridgeway Center Pkwy Ste 208	049-00-0-198.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **S. Ben Jumper and Katie H. Jumper, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Eubank, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 3rd Councilmanic District, of Metropolitan Nashville, Davidson County, Tennessee being the property of W. H. Thompson, et ux, of Record in Deed Book 2345, Page 203, Registers Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described as follows:

Beginning at an iron pin (old) with stamp RSL #1623 on the northeasterly margin of Whites Creek
Pike (a 60-foot wide right-of-way) at the southwesterly property comer of Randall Davis, Parcel 364, of Record by Instrument Number 200305020058990, R.O.D.C., Tennessee, the southerly most property corner of this tract and as follows:

From the Point of Beginning and with said northeasterly right-of-way margin; Thence, along a curve concave to the southwest having a radius of 11489.20 feet and a central angle of 2 deg.02'21 " and being subtended by a chord which bears North 42 deg.46'00" West 408.86 feet, an arc distance of 408.88 feet to a point in the center of Whites Creek, the southeasterly property corner of W.H. Thompson, Jr. property of Record in Deed Book 166, Page 345, R.O.D.C., Tennessee:

Thence, leaving said road and with the approximate center of Whites Creek and the easterly property line of said Thompson for the next 4 calls;
1) North 10 deg.37'59" East, a distance of 90.23 feet to a point;
2) Thence, North 01 deg.03'13" West, a distance of 124.04 feet to a point;
3) Thence, North 08 deg.30'20" west, a distance of 270.63 feet to a point;
4) Thence, North 03 deg.16'18" West, a distance of 147.25 feet to a point, the northeasterly property corner of said Thompson and the southeasterly property corner of Tollgate Two Subdivision of Record by Instrument Number 200005020043728, R.O.D.C., Tennessee;

Thence, leaving said Thompson property and with the easterly property line of said Tollgate Two Subdivision and with the approximate center of Whites Creek for the next 3 calls;
1) Thence, North 01deg.49'04" East, a distance of 303.79 feet to a point;
2) Thence, North 04 deg.58'01 ' East, a distance of 313.66 feet to a point;
3) Thence, North 13 deg.48'53" East, a distance of 295.85 feet to a point the northeasterly property corner of Lot 9 of said Tollgate Two Subdivision and in the southerly property line of Fontanel Properties, LLC, of Record by Instrument Number 2000206210075107 , R.O.D.C., Tennessee,

Thence, with said southerly property line of Fontanel and leaving Whites Creek, South 81deg.37'13" East, passing a witness pin at 50.67 feet, in all a distance of 359.22 feet to an iron pin (old); Thence, South 85 deg.43'49" East, a distance of 1634.35 feet to an iron pin (old);

Thence, leaving said southerly property line of said Fontanel and with the northwesterly property line of Randall Davis, Parcel 197, of Record by Instrument Number 200305020058990, R.O.D.C., Tennessee, South 47 deg.04'00" West, a distance of 2432.52 feet to the Point of Beginning and containing 2,062,310 Square Feet or 47.34 Acres, more or less.

Being a portion the same property conveyed to Blueroad Fontanel, LLC by Quitclaim deed from Dale C. Morris of record in Instrument No. 20190418-0035939 Register's Office for Davidson County, Tennessee, dated April 17, 2019 and recorded on April 18, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Blueroad Fontanel, LLC by Warranty deed from Fontanel Properties, LLC of record in Instrument No. 20190221-0016001 Register's Office for Davidson County, Tennessee, dated February 20, 2019 and recorded on February 21, 2019. (Value or consideration as shown in aforementioned deed $2,750,000.00.)

Being a portion of the same property conveyed to S. Ben Jumper and Katie H. Jumper, husband and wife, by Warranty Deed from Blueroad Fontanel, LLC dated November 28, 2022 and recorded November 30, 2022 in Instrument No. 20221130-0125456, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to S. Ben Jumper and Katie H. Jumper, husband and wife by Warranty Deed from Blueroad Fontanel, LLC of record in Instrument No. 20221130-0125456 Register's Office for Davidson County, Tennessee, dated November 28, 2022 and recorded on November 30, 2022.

This is property more commonly known as 0 Whites Creek Pike, Whites Creek, TN 37189.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 29th day of January, 2024.

S. Ben Jumper

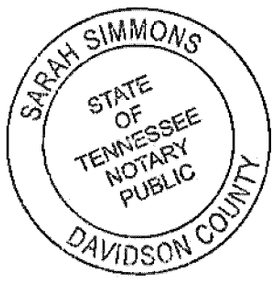
Katie H. Jumper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2024, before me personally appeared S. Ben Jumper and Katie H Jumper, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of January, 2024.

Notary Signature
My commission expires: 3-3-26



Certificate of Authenticity

I, Adde Dilworth, 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 **January 29, 2024**.

Date

Affiant Signature

January 29, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29** day of **January**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025