WARRANTY DEED

Karen Johnson
Batch # 1099157
02/08/2024 10:31:14 AM
Fees: $13.00 Taxes: $2,155.25

Davidson County
DEEDWARR
2 pgs

20240208-0008924

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $582,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

B-JMR-24-2410B

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Theresa Costales and Joseph Costales	Same as new owner	
(NAME)	(NAME)	**081-03-2I-002.00-CO**
2410B 14th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-1164		
(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, **JMR INVESTMENTS, 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 **THERESA COSTALES AND JOSEPH COSTALES, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land Situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restriction for TwentyFourTen Fourteenth Avenue North, a Horizontal Property Regime with Private Elements of record in at Instrument No. 20221102-0118224, amended in Instrument No. 20230117-0003613, in the Register's Office for Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and Which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Andrew T. Crawford and wife, Winifred M. Crawford by Warranty Deed from Blanche Hines (now Wilson) of record in Book 3218, page 243, Register's Office for Davidson County, Tennessee, dated March 27, 1961 and recorded on April 07, 1961.

The said Andrew T. Crawford is deceased having died on or about October 2, 2000, leaving Winifred M. Crawford as surviving tenant by the entirety.

Being a portion of the same property conveyed to Genorris Crawford by Quitclaim Deed from Winifred Miller Crawford of record in Instrument No. 20180710-0066461 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on July 10 , 2018.

Being the same property conveyed to JMR Investments, LLC by Quitclaim Deed from Genorris Crawford of record as Instrument Number 20221102-0118226, Register's Office for Davidson County, Tennessee, dated October 27, 2022 and recorded on November 02, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20221102-0118224, amended in Instrument Number 20230117-0003613, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20221121-0122995, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way in Instrument Number 20230112-0002782, 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: **2410B 14th Ave N, Nashville, Tennessee 37208-1164**.

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 2nd DAY OF FEBRUARY, 2024.

JMR Investments, LLC

BY: Joseph M. Roberts, III

Joseph M. Roberts, III
Managing Member

STATE OF TENNESSEE
OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, 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 MANAGING MEMBER of JMR INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of February, 2024.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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