This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, Suite #130
Hendersonville, TN 37075
File Number: 9-2702-KS

Karen Johnson Davidson County
Batch# 1101301 DEEDWARR
02/14/2024 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240214-0010417

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford KLP

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2024.

Notary Public
My Commission Expires: 9/21/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Danny Tisdale and Katie Tisdale 612 Truxton Drive Nashville, TN 37214	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	096 11 0 125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JTM Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Katie Tisdale and Danny Tisdale, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 56, on the Plan of Hickory Bend, Section 1, of record in Plat Book 3300, Page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JTM Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jennifer Daniel and husband, Michael W. Daniel, of record in Instrument No. 20230918-0072965, in the Register's Office of Davidson County, Tennessee, dated September 14, 2023, and recorded on September 18, 2023.

Being the same property conveyed to Jennifer Daniel and husband, Michael W. Daniel, by Warranty Deed from Andrew Jones and wife, Stephanie Jones, of record in Instrument No. 20071031-0128300, in the Register's Office of Davidson County, Tennessee, dated October 30, 2007, and recorded on October 31, 2007.

This is improved property located at: **612 Truxton Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 13th day of February, 2024.

GRANTOR:

JTM Group, LLC, a Tennessee Limited Liability Company

By: _____
Justin Miller, Member

By: _____
Tara Miller, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Justin Miller and Tara Miller, within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of JTM Group LLC, the maker, and as such members of JTM Group, LLC, is authorized to execute the forgoing instrument for the purposes of therein contained.

WITNESS my hand and seal at office this 13th day of February, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/13/24 (date of document).

Emma Howard

Affiant Signature

Date: 2/13/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of February, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

