Name and Address of New Owner:
JWM Investments LLC
944 Redstone Lane
Nolensville, TN 37135

Send Tax Statements To:
JWM Investments LLC

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24010087

Map and Parcel: 059 11 0 107.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Bailey**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **JWM Investments LLC**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 452 on the Plan of Section 3, Haynes Manor, of record in Book 4175, page 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Bailey by Quitclaim Deed filed for record on December 8, 2020 in Instrument Number 20201208-0142350, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Haynes Manor, Section III of record in Book 4228, Page 685 and as amended in Book 4243, page 869; All matters as set forth per plat of record in Book 4175, page 11; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3864 Cravath Dr., Nashville, TN 37207

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Karen Johnson Davidson County
Batch# 1107402 DEEDWARR
03/05/2024 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $623.64
20240305-0015120

WITNESS my hand this 28th day of February, 2024.

Patricia Bailey

State of Tennessee

County of Rutherford

Personally appeared before me, Patricia Bailey with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th of February, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $168,550.00.

Affiant Signature

Subscribed and sworn to before me, this 28th day of February, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 2/28/24 (date of document).

Affiant Signature

3/4/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4th day of March, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3-15-2025