THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7043-WE

Karen Johnson
Batch # 1113942
03/22/2024 09:44:50 AM
Fees: $13.00 Taxes: $8,140.00

Davidson County
DEEDWARR
2 pgs

20240322-0019937

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice J. Compton, Trustee of The Janice J. Compton Living Trust dated March 12, 2015	Janice Compton, Trustee of The Janice J. Compton Living Trust dated March 12, 2015	
3912 B Caylor Drive	2847 Keasler Circle Dr. W	117-13-0J-001.00-CO
Nashville, TN 37215	Germantown, TN 38139	
(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, **A and M Properties, LLC., a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janice J. Compton, Trustee of The Janice J. Compton Living Trust dated March 12, 2015**

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 Unit No. 2 on the Plan of 3912 Caylor Homes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 3912 Caylor Homes, a Horizontal Property Regime of record in Instrument No. 20160502-0042906 and as Amended in Instrument No. 20190115-0003957 Register's Office for Davidson County, Tennessee and with said Unit depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to A and M Properties, LLC by Warranty Deed from BBW Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190124-0006955 Register's Office for Davidson County, Tennessee, dated January 23, 2019 and recorded on January 24, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3912 B Caylor Drive, Nashville, TN 37215**

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 our hands this the 20 day of March, 2024.

A and M Properties, LLC

BY: Debbie Doebler, Chief Manager
Debbie Doebler, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, personally appeared **Debbie Doebler**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is theChief Manager of the maker, **A and M Properties, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 20 day of March, 2024.

My Commission expires Nov. 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON