Karen Johnson Davidson County
Batch# 1118837 DEEDWARR
04/04/2024 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $4,033.00
20240404-0023686

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION NINETY THOUSAND AND 00/100 (1,090,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF APRIL, 2024. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

HALEY MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 3, 2027
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
JD Capital LLC (NAME)	**NEW OWNER** (NAME)	**105 07 1E 002.00**
1226 Martin Street **Nashville, TN 37203** (ADDRESS)	**738 North Morgan Street, Apt n-718** **Chicago, IL 60642** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 2nd day of April, 2024, the undersigned, **1226 MARTIN STREET LLC, A KANSAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JD CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1226 MARTIN STREET, #2, NASHVILLE, TN 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for HOMES AT 1226 MARTIN STREET, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180109-0002932 as amended in Instrument No. 20190328-0028076, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1226 Martin Street LLC, a Kansas limited liability company, by Warranty Deed from Christopher J. Pohlman Jr, a married man, of record in Instrument No. 20221103-0118612, in the Register's Office of Davidson County, Tennessee, dated October 31, 2022 and recorded on November 03, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 2nd day of April, 2024.

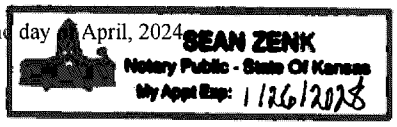
GRANTOR: 1226 Martin Street LLC
By: Patrick Lee
Its: Registered Agent

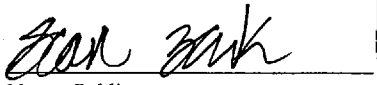


STATE OF Kansas)
COUNTY OF Pottawatomie

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Patrick Lee** with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of **1226 Martin Street LLC** as identified by record of the Kansas Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **1226 Martin Street LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Kansas, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Registered Agent.

WITNESS my hand, at office, on this 2nd day of April, 2024.





Notary Public

My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 April 2, 2024.

Affiant Signature

4/2/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 2 day of April, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY