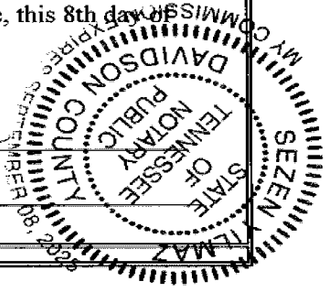
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347254** Karen Johnson Davidson County Batch# 1121482 DEEDWARR 04/10/2024 02:07:30 PM 3 pgs Fees: $18.00 Taxes: $3,959.00 20240410-0025517	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,070,000.00. Affiant Subscribed and sworn to before me, this 8th day of April, 2024. Notary Public My Commission Expires:



WARRANTY DEED

Address New Owner: Jacob Louis Wechsler and Laura Hudson Wechsler 2100B Sheridan Rd Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-03-4W-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JMB Holdings, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Louis Wechsler and Laura Hudson Wechsler, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. "A" on the plan of Homes at 2203 Greenwood Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2203 Greenwood Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230605-0042567, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to CURTIS TAYLOR STEWART by deed from E. MARK TURNER, of record in Instrument No. 20210802-0103745, dated July 30, 2021, said Register's Office.

Being a part of the same property conveyed to JMB HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from CURTIS TAYLOR STEWART, of record in Instrument No. 20230609-0043956, dated June 8, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 083-03-4W-001.00 CO.

Matters shown on the Plan of record in plat Book 161, page 153, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20230605-0042567, said Register's Office.

Declaration of Restrictive Covenants for SCMs For Regulated Residential Infill contained in instrument of record in Instrument No. 20240321-0019623, said Register's Office.

This is improved property located at 2203 Greenwood Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of April, 2024.

JMB Holdings, LLC

By: Jennifer T. Bailey, Manager

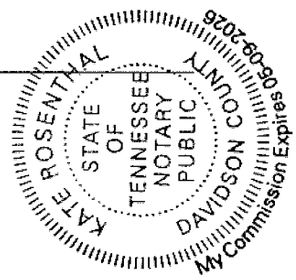
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jennifer T. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager (or other officer authorized to execute the instrument) of JMB Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid Manager.

Witness my hand, at office, this 8th day of April, 2024.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 8, 2024** (date of document).

Affiant Signature

April 10, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 10th day of April, 2024.



Notary's Signature

MY COMMISSION EXPIRES: 7-7-25