Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$700,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2024. Notary Public MY COMMISSION EXPIRES: **MARCH 3, 2026** (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1122762 DEEDWARR
04/15/2024 10:56:14 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20240415-0026617

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JTM GROUP, LLC	**SAME**	**103-04-0-228.00**
(NAME) **1600 DIVISION ST., STE. 225**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RONALD THRONEBERRY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JTM GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 12, Block 16, as shown on the map entitled A Part of Sylvan Park, of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to OLENA G. SMITH, A WIDOW, by deed from HERMAN LEE JUSTICE AND MARY LEE JUSTICE, CO-CONSERVATORS OF THE ESTATE OF KIZZIE JUSTICE, INCOMPETENT, of record in Book 3575, page 587, dated June 18, 1963, said Register's Office. The said OLENA G. SMITH having since died on or about June 18, 2001. Pursuant to her will of record in the Seventh Circuit Court, Probate Division of Davidson County, Tennessee, Docket No. 01P-1979 and a certified copy of record in Instrument No. 20020306-0028208, said Register's Office, leaves subject property to BOBBIE SUE THRONEBERRY. For further reference see Affidavit of record in Instrument No. 20020306-0028212, said Register's Office. The said Bobbie Sue Throneberry having since died intestate on or about March 21, 2020, leaving said property to her only heir RONALD THRONEBERRY. For further reference see Affidavit of Heirship of record in Instrument No. 20200707-0073038 and Instrument No. 20200707-0073039, said Register's Office.

Unimproved ( )
This is improved(**X**) property, known as **4410 COLORADO AVE., NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tracts or parcels 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 heirs and representatives, 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.

Witness my hand this 12th day of April, 2024.

RONALD THRONEBERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RONALD THRONEBERRY,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of April, 2024.

My Commission expires: **March 3, 2026**

Notary Public

