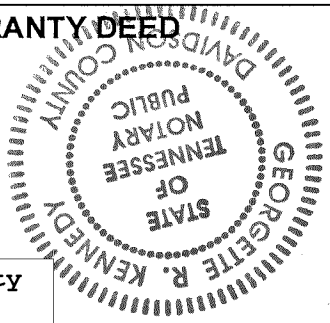
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2024.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1128943 DEEDWARR
04/30/2024 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20240430-0031327

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AK Property, Inc	AK Property, Inc	072-06-0-146.00
(NAME)	(NAME)	
1019 Thomas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **J D P Properties, LP a Tennessee Partnership**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **AK Property, Inc**, hereinafter called the GRANTEE(S), It's 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 part of Lot No. 3 on the map of E. J. Childers, Trustee's Subdivision of the J. H. Ambrose Tract, as of record in Book 57, Page 144, as corrected in Book 332, Page 134, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northwest corner of the Gallatin Turnpike and Thomas Street; thence with the westerly margin of said Turnpike northerly 100 feet; thence westerly parallel with said Thomas Street, 200 feet to a 12-foot alley; thence southerly parallel with the easterly margin of said alley 100 feet to the northerly margin of said street; thence

with the northerly margin of said street, easterly 200 feet to the beginning. also 5-foot strip of land across the entire depth of the above described lot, said strip of land being described as fronting 5 feet on the northerly margin of Thomas Street, in the southerly margin of the corrected plan of E. J. Childers, Trustee's Subdivision of the J. H. Ambrose Tract in the New 11th Civil District of said county, and running back northerly and between parallel lines 100 feet more or less to a straight line extended westerly in the northern margin of a lot conveyed to the said W. C. Cole by W. P. Ready, Trustee, September 10, 1909, as of record in Book 387, Page 204, said Register's Office, said strip of 5 feet adjoining the above Lot of W. C. Cole in the rear, adding 5 feet across the Entire depth of said W. C. Cole's lot, making a total depth of said Lot of 205 feet, as shown by said corrected plan as above referred to.

Included but Expressly Excluded from this conveyance is a certain triangular tract of land in the southwest corner of said lot, and there is added to said conveyance and conveyed with the property hereinabove described, a certain triangular tract of land adjoining the northwest corner of said lot. Said triangular tracts of land so referred to are described in Deed of W. C. Cole and wife to A. D. Cole, and A. D. Cole and wife, to W. C. Cole, of record in Book 716, Page 80, which was executed by the said grantors for the purpose of straightening the lines between the respective properties of the said W. C. Cole and A. D. Cole, by which deed W. C. Cole and wife conveyed the Triangular tract in the southwest corner of said lot to A. D. Cole and A. D. Cole and wife conveyed the tract adjoining the northwest corner of said lot to W. C. Cole, reference being hereby made to said Deed for a detailed description of said tracts of land so conveyed.

Being part of the same property conveyed to J.D.P Properties, a Tennessee partnership by Quitclaim Deed from John David Peppers, Trustee of the Joshua Daniel Peppers 2002 Vested Trust, dated 07/22/2009, of record in Instrument No. 20090803-0072410, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1019 Thomas Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 26th day of April, 2024.

J D P Properties, LP a Tennessee Partnership

By: _____
John D. Peppers, Sole Member, Chief Manager

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared John D. Peppers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged John D. Peppers to be Sole Partner of J. D. P. Properties, L.P., a Tennessee Partnership, the within named bargainer, a partnership, and that John D. Peppers, as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by John D. Peppers, as sole partner.

Witness my hand and Official seal this 26th day of April, 2024.

_____
Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 30, 2024.

Affiant

Date: 4/30/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 30th day of April, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY