Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347177

STATE OF ~~TENNESSEE~~ PA)
COUNTY OF ~~DAVIDSON~~ Philadelphia)

The actual consideration or value, whichever is greater, for this transfer is: $975,000.00.

Daniel A. Quilty Chelsea E Quilty
Affiant

Subscribed and sworn to before me, this 1st day of May, 2024.

Commonwealth of Pennsylvania - Notary Seal
ANTWAN MCKOY-HARRIS - Notary Public
Chester County
My Commission Expires June 4, 2027
Commission Number 1352485

Notary Public
My Commission Expires: 06/04/2027

Karen Johnson
Batch # 1130641
05/03/2024 10:57:01 AM
Fees: $13.00 Taxes: $3,607.50

Davidson County
DEEDWARR
2 pgs

20240503-0032586

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel A. Quilty and Chelsea E. Quilty 2205 Greenwood Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 083-03-4W-002.00 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 **Daniel A. Quilty and Chelsea E. Quilty, 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 "B" 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 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-002.00 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 2205 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 1st day of May, 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 1st day of May, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026