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

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch # 1131786 **DEEDWARR**
05/07/2024 10:39:28 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20240507-0033428

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,200,000.00**.

Affiant

Subscribed and sworn to before me, this **2nd day of May, 2024**.

Notary Public
My commission expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Phillip Kyle Ramey and Camille Dominique Parker **1003B Monroe Street** **Nashville, TN 37208**	NEW OWNER	**081 16 0U 002.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **James Jordan, a single man, and Tiffanie Smith Jordan, a single woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Phillip Ramey, and Camille Dominique Parker, husband and wife,** , Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. B together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 1003 MONROE STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, and being shown on Plat attached thereto as Exhibit "A", of record in Instrument No. 20180508-0043836, as amended in Instrument No. 20 190314-0023370, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Edward Jordan and Tiffanie Smith Jordan, husband and wife, by Warranty Deed from NTN General Investments, LLC, a Illinois limited liability company, of record in Instrument No. 20210727-0100658, in the Register's Office of Davidson County, Tennessee, dated July 22, 2021 and recorded on July 27, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **1003B Monroe Street, Nashville, TN 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs 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/our hand(s) this **2nd day of May, 2024.**

James Jordan

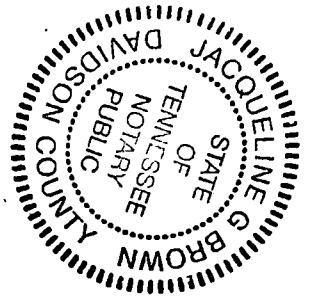
STATE OF TENNESSEE
COUNTY OF SUMNER

On this 2nd day of May, 2024, before me personally appeared James Jordan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of May, 2024.

Notary Signature
My commission expires: 11/3/25

Tiffanie Smith Jordan



STATE OF TENNESSEE
COUNTY OF SUMNER

On this 2nd day of May, 2024, before me personally appeared Tiffanie Smith Jordan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of May, 2024.

Notary Signature
My commission expires: 11/3/25

