Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
40 Burton Hills Blvd., Suite 130

WARRANTY DEED

File #2024-0176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $900,000.00.

Affiant

Subscribed and sworn to before me on June 6, 2024.

NOTARY PUBLIC
My Commission Expires:

Karen Johnson
Batch # 1145036
06/10/2024 10:02:58 AM
Fees: $13.00 Taxes: $3,330.00
Davidson County
DEEDWARR
2 pgs
20240610-0043130

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

INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP – PARCEL #:
JGP Achiever Infill, LLC 421 E Iris Drive, Suite 205 Nashville, TN 37204	New Owner	132-01-0-162.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LARRY A. BLAKLEY, AN UNMARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JGP ACHIEVER INFILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 167, as shown on the map entitled the Plan of Rolling Meadows, of record in Plat Book 1424, pages 98 and 99 and amended in Book 8260, page 209, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LARRY A. BLAKLEY AND WIFE, MARGARET LOWRY, by deed from BEULAH MCCLANAHAN BOND, of record in Book 5292, page 961, dated May 30, 1978, said Register's Office. LARRY A. BLAKLEY AND WIFE, MARGARET LOWRY conveyed to JOHN D. LENTZ in which JOHN D. LENTZ further conveyed to LARRY A. BLAKLEY, by quitclaim deed of record in Book 6526, page 568, dated April 4, 1985, said Register's Office. LARRY A. BLAKLEY further conveyed to KATHERINE GOODSON, TRUSTEE in which further conveyed to LARRY A. BLAKLEY AND WIFE, SHIRLEY R. BLAKLEY, AS TENANTS BY THE ENTIRETIES, by quitclaim deed of record in Book 8378, page 233, dated June 12, 1991, said Register's Office. The said, Shirley R. Blakley a/k/a Shirley Ann Rihn Blakley having died on or about August 13, 2022 leaving Larry A. Blakley as surviving tenant by the entirety.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with

the exception of rollback taxes, which are the responsibility of the Grantor.

2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4153 Outer Drive, Nashville, TN 37204.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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 on June 6, 2024.

Grantor:

Larry A. Blakley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **LARRY A. BLAKLEY**, the within named 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, at office, this 6th day of June, 2024.

Notary Public

My commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson