39B

WARRANTY DEED

Karen Johnson
Batch # 1145128
06/10/2024 11:41:22 AM
Fees: $13.00 Taxes: $2,682.50

Davidson County
DEEDWARR
2 pgs

20240610-0043243

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $725,000.00.

Affiant

Subscribed and sworn to me on 06/06/24.

NOTARY PUBLIC

My Commission Expires: 7/6/26

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Barrett Hanks and Christina Nichole Bostick 440 Patterson Street Nashville, TN 37211	Old National Bank One Main Street Evansville, IN 47708	133-01-0G-001.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 3104 MEADE AVENUE, GP, a Tennessee general partnership, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto BARRETT HANKS, A SINGLE MAN, AND CHRISTINA NICHOLE BOSTICK, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called "**GRANTEES**," their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of 3104 MEADE AVENUE COMMONS, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3104 MEADE AVENUE COMMONS, a Horizontal Property Regime, of record in Instrument No. 20230424-0030020, as amended in Instrument No. 20230526-0039988, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being a part of the same property conveyed to 3104 MEADE AVENUE, GP, a Tennessee general partnership, by Quitclaim Deed from 436 Patterson LLC, a Tennessee limited liability company, of record in Instrument No. 20230119-0004359, in the Register's Office of Davidson County, Tennessee, recorded on January 19, 2023. Scrivener's Affidavit to correct the grantee name of record in Instrument No. 20230526-0039832, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 440 Patterson Street, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 and official seal on 06/06/24.

3104 MEADE AVENUE, GP, a TENNESSEE GENERAL PARTNERSHIP

JMR Investments, LLC, General Partner of 3104 MEADE AVENUE, GP, a TENNESSEE GENERAL PARTNERSHIP

By: _____
Joseph M. Roberts, III, Member of JMR Investments, LLC

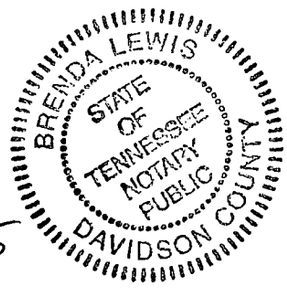
Steadfast Group, LLC, General Partner of 3104 MEADE AVENUE, GP, a TENNESSEE GENERAL PARTNERSHIP

By: _____
Matthew McKinney, Member of Steadfast Group, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared JOSEPH M. ROBERTS, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of JMR INVESTMENTS, LLC, General Partner of 3104 MEADE AVENUE GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainer, a partnership, and that he as such partner or other authorized signer executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner or other authorized signer.

Witness my hand and official seal on 06/06/24.



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NOTARY PUBLIC

My Commission Expires: 9-8-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared MATTHEW MCKINNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of STEADFAST GROUP, LLC, General Partner of 3104 MEADE AVENUE GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainer, a partnership, and that he as such partner or other authorized signer executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner or other authorized signer.

Witness my hand and official seal on 06/06/24.



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NOTARY PUBLIC

My Commission Expires: 9-8-2025