THIS INSTRUMENT PREPARED BY: **Red Shoe Title, Inc.** **625 S. Church St., Suite B** **Murfreesboro, TN 37130** **Ph.: 615-796-5478** **Fax: 615-821-0717** Karen Johnson Davidson County Batch# 1147630 DEEDWARR 06/14/2024 03:49:30 PM 3 pgs Fees: $18.00 Taxes: $2,775.00 20240614-0044814	**STATE OF TENNESSEE)** **COUNTY OF RUTHERFORD) ss** The actual consideration for this transfer is $750,000.00 Paul Lee Marshall Affiant Subscribed and sworn to before me on this 14th day of June 2024. Mary Beth Hagan Notary Public My Commission Expires: 5-16-2026 Mary Beth Hagan State Of Tennessee Notary Public Rutherford County

WARRANTY DEED

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP PARCEL NO.**
Paul Lee Marshall 4235 Lebanon Pike Hermitage, TN 37076	New Owner	075-10-0200.00

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **J R Properties Management, LLC, a Tennessee limited liability company**, (hereinafter "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Paul Lee Marshall**, a married man, (hereinafter "Grantee"), his heirs and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

Land in Davidson County, Tennessee being Lot No. 2 on the Revision to the Resubdivision of Lots Nos. C3, C4 and C5 of Hermitage Estates, Parcel "B" of record in Plat Book 7900, Page 328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to J R Properties Management, LLC, a Tennessee limited liability company by Warranty Deed from Bank OZK (Formerly Bank of the Ozarks), Trustee of the Trust for Jane McMullin created under the Carleton E. McMullin Revocable Trust, of record in Instrument No. 20190204-0010364, Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 4, 2019.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property having an address of 4235 Lebanon Pike, Hermitage TN 37076.

The 2024 Davidson County property taxes have been prorated and assumed by the Grantees.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14th day of June, 2024.

J R Properties Management, LLC

By:_____
Javad Ramezanifar, Authorized Member

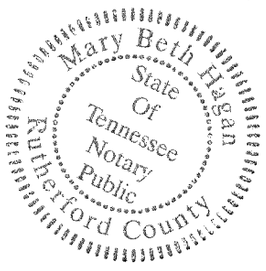
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Javad Ramezanifar, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who, after being duly sworn, acknowledges that he is the Authorized Member of J R Properties Management, LLC for the purposes of this transaction and in such capacity, acknowledges that he executes this document in such capacity and for such purposes as stated herein for J R Properties Management, LLC.

WITNESS my hand and seal, at office, this 14th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 5-16-2026



Certificate of Authenticity

I, Mary Beth Hagan, do hereby make oath that I am a licensed attorney and/or the 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 June 14, 2024.

Date

Mary Beth Hagan

Affiant Signature

6-14-2024

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 14 day of June, 2024.

Notary's Signature

My Commission Expires: 8/21/27

Notary's Seal

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY