Karen Johnson Davidson County
Batch# 1149869 DEEDWARR
06/24/2024 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,338.48
20240624-0046936

WARRANTY DEED

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

CERTIFIED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED SIXTY ONE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 (361,750.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Jingbin Douglas (NAME)	**NEW OWNER** (NAME)	**090122D00100CO**
6110A Freedom Drive Nashville, TN 37209 (ADDRESS)	**532 Elaine Avenue Nashville, TN 37209** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 14th day of June, 2024, the undersigned, **JHAS PROPERTIES CORP INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JINGBIN DOUGLAS, A SINGLE WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **6110A FREEDOM DRIVE, NASHVILLE, TN 37209** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Sixtyoneten Freedom Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Sixtyoneten Freedom Drive, a Horizontal Property Regime, of record in Instrument Number 20240320-0019230, 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 part of the same property conveyed to JHAS Properties Corp. a Tennessee Corporation, by Warranty Deed from Kevin Young a single man, of record in Instrument No. 20150619-0058820, in the Register's Office of Davidson County, Tennessee, dated June 17, 2015 and recorded on June 19, 2015.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 14th day of June, 2024.

GRANTOR: JHAS Properties Corp
By: Susan Henderson
Its: Registered Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Susan Henderson** with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of **JHAS Properties Corp** as identified by record of the TN Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **JHAS Properties Corp**, the within named Grantor, a Corporation duly existing and operating under the laws of the state of TN, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Corporation as Registered Agent.

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

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

GRANTOR: JHAS Properties Corp
By: James Privett
Its: Registered Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **James Privett** with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of **JHAS Properties Corp** as identified by record of the TN Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **JHAS Properties Corp**, the within named Grantor, a Corporation duly existing and operating under the laws of the state of TN, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Corporation as Registered Agent.

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

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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.

Affiant Signature

6/14/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 14 day of June, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY