Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1167

Karen Johnson
Batch # 1157253
07/11/2024 03:39:54 PM
Fees: $13.00 Taxes: $15,540.00

Davidson County
DEEDWARR
2 pgs

20240711-0052272

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **JD Ventures, LLC, a Louisiana limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bryan Howard, Trustee of The Linden Tree Trust dated May 31, 2024**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Northumberland, of record in Plat Book 6250, Page(s) 128 and 129, as corrected in Book 6386, Page 194, 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 JD Ventures, LLC, a Louisiana limited liability company by Warranty Deed from Jenna Dennie, Successor Trustee of the JPS Properties Revocable Trust Dated July 9, 2019 of record in Instrument No. 20211223-0169549 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on December 23, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 28 Northumberland, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
The Linden Tree Trust **c/o Bryan Howard** **511 Union Street, Ste 2700** **Nashville, TN 37219**	**NEW OWNER**	**130-12-0A-015.00**

WITNESS THE EXECUTION HEREOF this 1st day of July, 2024.

JD Ventures, LLC, a Louisiana limited liability company

By: Gary Graphia, Authorized Agent

State of Louisiana
County of East Baton Rouge
Parish

On this 1st day of July, 2024, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Gary Graphia, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Authorized Agent of the maker, JD Ventures, LLC, a Louisiana limited liability company, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of JD Ventures, LLC, a Louisiana limited liability company.

Notary Public

My Commission Expires: at death

Randy P. Roussel
Bar Roll No. 14387
Notary Public, State of Louisiana
My Commission is for Life.

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 4,200,000.00**.

Affiant

Sworn and subscribed before me on this the 9th day of July, 2024.

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/6/24