This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,165,000.00.

Madelyn Ghris
Affiant

Subscribed and sworn before me this the 16th day of July, 2024.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1159062
07/17/2024 10:14:16 AM
Fees: $13.00 Taxes: $4,310.50

Davidson County
DEEDWARR
2 pgs

20240717-0053738

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
GJL HUMPHREYS LLC 4496 Aukai Avenue Honolulu, HI 96816	New Owner	105-07-1D 003.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JERROD BROWN, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GJL HUMPHREYS LLC, A TENNESSEE LIMITED LIABILTIY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 3 of 446 Humphreys Street Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 446 Humphreys Street Townhomes, of record in Instrument No. 20171108-0114858, as amended in Instrument No. 20181204-0118203, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 446 Humphreys Street Townhomes, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20171108-0114858, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Jerrod Brown, an unmarried man, by Warranty Deed dated 08/27/2018, from 446 Humphreys, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180828-0085262, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 446 C Humphreys St., Nashville, TN 37203.

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 heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JB

Witness my hand this the 16th day of July, 2024.

Jerrod Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerrod Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of July, 2024.

My commission expires:

9-7-26

Notary Public

