BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1164793
08/01/2024 09:51:26 AM
Fees: $13.00 Taxes: $8,491.50

Davidson County
DEEDWARR
2 pgs

20240801-0058296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob Supowit and Jenna Benko Supowit	NEW OWNER	
(NAME)	(NAME)	
1111 A Lipscomb Dr.		131 12 1E 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JMTN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB SUPOWIT AND JENNA BENKO SUPOWIT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1111 LIPSCOMB DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1111 LIPSCOMB DRIVE, a Horizontal Property Regime, of record in Instrument No. 20230307-0016116, 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 the same property conveyed to Huel E. Cunningham and wife, Martha Lillian Cunningham, and Roy L. Cunningham and wife, Ruth Cunningham, by Warranty Deed from John B. Napier and wife, Henrietta K. Napier, of record in Book 5965, Page 95, in the Register's Office of Davidson County, Tennessee, dated November 11, 1982 and recorded on November 16, 1982.

Being the same property conveyed to Huel E. Cunningham, by Quitclaim Deed from Martha Lillian Cunningham, of record in Book 11534, Page 229, in the Register's Office of Davidson County, Tennessee, dated June 15, 1999 and recorded on June 18, 1999.Being the same property conveyed to Huel E. Cunningham, a fifty percent (50%) interest and Roy L. Cunningham and wife, Ruth Cunningham a fifty percent (50%) interest, as joint tenants with right of survivorship, by Deed of Correction from Huel E. Cunningham and Roy L. Cunningham and wife, Ruth Cunningham, of record in Instrument No. 20010817-0089119, in the Register's Office for Davidson County, Tennessee, dated August 16, 2001 and recorded on August 17, 2001. The said Martha Cunningham died on May 01, 2005, then said Huel E. Cunningham died on September 19, 2013, then Ruth C. Cunningham died November 07, 2018, and then said Roy L. Cunningham died July 16, 2021 (intestate) devising subject property to Anne P. Simmons. Also see Probate Case No. 21P-1709, recorded in the seventh circuit court Circuit Court, Davidson County, Tennessee.

Being a Part of the same property conveyed to JMTN Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from The Estate of Roy L. Cunningham, of record in Instrument No. 20220830-0097617, in the Register's Office of Davidson County, Tennessee, dated August 29, 2022 and recorded on August 30, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is _ x _ property, known as 1111A Lipscomb Dr., Nashville, TN 37204
improved

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 30 day of July, 2024

JMTN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

RYAN MAXWELL, MANAGER

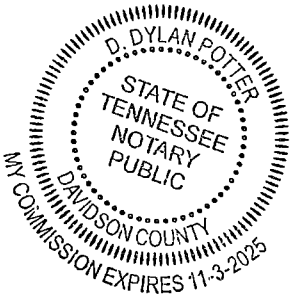
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ryan Maxwell whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of JMTN Properties, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company and that he as such the Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal this 30 day of July, 2024.

Commission expires:



Notary Public