WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

Karen Johnson
Batch # 1166789
08/05/2024 03:21:20 PM
Fees: $13.00 Taxes: $1,369.00

Davidson County
DEEDWARR
2 pgs

20240805-0059642

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Angela R. Booker and Antonio V. Booker	**Wilson Bank & Trust**	
(NAME)	(NAME)	**059-11-0-107.00**
3864 Cravath Dr	**207 Legends Dr**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Lebanon, TN 37087**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JWM INVESTMENTS LLC, A TENNESSEE LIMITED LIABLITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANGELA R. BOOKER, UNMARRIED AND ANTONIO V. BOOKER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 452 on the Plan of Section 3, Haynes Manor of record in Plat Book 4175, Page 11, in the 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 Jessie L. Gordon, unmarried by Warranty Deed from Kathy Owens Hannah of record in Instrument No. 20040428-0048236 Register's Office for Davidson County, Tennessee, dated April 27, 2004 and recorded on April 28, 2004.

The said Jessie L. Gordon died, unmarried and intestate, on July 26, 2020.

Being the same property conveyed to Patricia Bailey by Quitclaim Deed from Vera L. Gordon and James Kelley, all of the heirs at law of Jessie L. Gordon of record in Instrument No. 20201208-0142350 Register's Office for Davidson County, Tennessee, dated November 27, 2020 and recorded on December 08, 2020.

Being the same property conveyed to JWM Investments LLC by Warranty Deed from Patricia Bailey of record in Instrument No. 20240305-0015120 Register's Office for Davidson County, Tennessee, dated February 28, 2024 and recorded on March 05, 2024.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 4175, Page 11, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4228, Page 685 and amended in Book 4243, Page 869, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3864 Cravath Dr, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF JULY, 2024.

JWM Investments LLC

BY: _____
Melanie J. Morgan
Member

BY: _____
Walter Morgan, Jr.
Member

BY: _____
Walter Morgan, III
Member

BY: _____
Jaylan A Morgan
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELANIE J. MORGAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JWM INVESTMENTS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of July, 2024.

_____
Notary Public
My Commission Expires: 3/16/26
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER MORGAN, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JWM INVESTMENTS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of July, 2024.

_____
Notary Public
My Commission Expires: 3/16/26
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER MORGAN, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JWM INVESTMENTS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of July, 2024.

_____
Notary Public
My Commission Expires: 3/16/26
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAYLAN A MORGAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JWM INVESTMENTS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of July, 2024.

_____
Notary Public
My Commission Expires: 3/16/26
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212