WARRANTY DEED

Karen Johnson Davidson County
Batch# 1171463 DEEDWARR
08/16/2024 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240816-0063142

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/28/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Minor and Charlsey Minor Claire Ratliff Jefferson Quad Partners	Jefferson Quad Partners	
(NAME) 745 College Dr. Ste. B	(NAME) 745 College Dr. Ste. B	09203001200
(ADDRESS) Dalton, GA 30720	(ADDRESS) Dalton, GA 30720	
(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, **TaylorMade Contracting LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Jefferson Quad Partners, a Tennessee general partnership,** 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:

Land in Davidson County, Tennessee, being the East 16 feet of Lot No. 11 and the West 34 feet of Lot No. 12 on the Plan of Subdivision of Lots Nos. 1 and 2 of the Harding Lytle Tract of record in Book 57, Page 123, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the Northerly margin of Jefferson Street, said point being the Southwest corner of the described lot; thence North 6 degrees 27 minutes 04 seconds West, 104.56 feet; thence North 74 degrees 14 minutes 19 seconds East 50.62 feet; thence South 6 degrees 27 minutes 04 seconds East 110.66 feet to a point in the Northerly margin of Jefferson Street, said point being the Southeastern corner of said lot; thence South 81 degrees 06 minutes 43 seconds, West 50 feet to the point of beginning, containing 4,363.80 square feet, more or less.

Being the same property conveyed to TaylorMade Contracting, LLC, a Tennessee Limited Liability Company by Warranty Deed from SJ3, LLC of record in Instrument No. 20180821-0082978 Register's Office for Davidson County, Tennessee. dated August 17, 2018 and recorded on August 21, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2018 Jefferson St. Nashville, TN 37208
(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 12th day of August, 2024.

Phillip Taylor, Sole Member

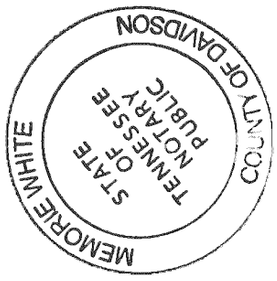
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Phillip Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of **TaylorMade Contracting, LLC**, and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **TaylorMade Contracting, LLC,** , in his capacity as Sole Member.

WITNESS my hand and official seal at office this 12th day of August, 2024.

Notary Public

My Commission Expires: 3.3.2025



Certificate of Authenticity

I, Christiane Cochran Bard, 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 August 14, 2024.

Christiane Cochran Bard

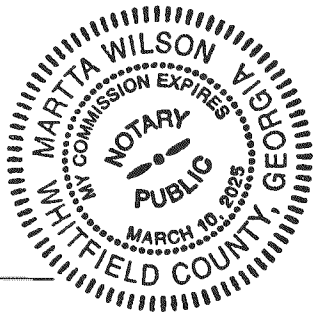
Date: August 14, 2024

State of Georgia

County of Whitfield

Sworn to and subscribed before me this 14th day of August, 2024.

Notary's Signature



My Commission Expires: 3/10/25
Date

Notary's Seal (if on paper)