WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

B-JG-24-419

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)
Midtown Realty, LLC	**Midtown Realty, LLC**	
(NAME)	(NAME)	
PO Box 331235	**PO Box 331235**	**091-13-0-201.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-7512	**Nashville, TN 37203-7512**	
(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, **YELLOWBALL DEVELOPMENT, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIDTOWN REALTY, LLC,** 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.15, Block A, Map of Crolywood Subdivision, First Section, of record in Plat Book 1130, Page 65, Register's Office for said County.

Said Lot No.15 fronts 60 feet on the West side of West Bend Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Yellowball Development, GP by Warranty Deed from Thomas Everett Cowell, married and Brenda Sue Minshall, married of record in Instrument No. 20181107-0110468 Register's Office for Davidson County, Tennessee, dated November 01, 2018 and recorded on November 07, 2018.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 65, 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: **419 W Bend Dr, Nashville, Tennessee 37209**.

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.

Karen Johnson Davidson County
Batch # 1176432 **DEEDWARR**
09/03/2024 02:38:32 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20240903-0067753

Witness my/our hand(s) this the 30 DAY OF AUGUST, 2024.

Yellow Ball Development, GP

D & J Properties of Tennessee, LLC
Partner

BY:_____
Jeff Gaw, Chief Manager

JMR Investments, LLC
Partner

BY:_____
Joseph M. Roberts, III, Managing Member

STATE OF TENNESSEE
County OF DAVIDSON

On this the 30th day of AUGUST, 2024, before me personally appeared Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Chief Manager of D & J Properties of Tennessee, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Chief Manager of D & J Properties of Tennessee, LLC, partner of Yellow Ball Development, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 30th day of AUGUST, 2024.

_____
Notary Public
My Commission Expires:

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
County OF DAVIDSON

On this the 30th day of AUGUST, 2024, before me personally appeared Joseph M. Roberts, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Managing Member of JMR Investments, ~~LLC,~~ Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Managing Member of JMR Investments, LLC, partner of Yellow Ball Development, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 30th day of AUGUST, 2024.

_____
Notary Public
My Commission Expires:

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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