WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Karen Johnson
Batch # 1178506
09/06/2024 03:26:23 PM
Fees: $13.00 Taxes: $2,035.00

Davidson County
DEEDWARR
2 pgs

20240906-0068838

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)
JRG Innovative Concepts, LLC	Same as NEW OWNER	
(NAME) **73 White Bridge Pike, Suite 103-218**	(NAME)	**118-04-0-255.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **ROBERT E. TAYLOR, MARRIED, AND JONATHAN O. LEAGUE, SINGLE, AND JEFFREY S. LEAGUE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JRG INNOVATIVE CONCEPTS, 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 Lots Nos. 223 and 224 on the Plan of Grandview Heights, as of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee. Said lots adjoin and front together 100 feet on the Westerly side of Cruzen Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to T. S. League and wife, Lorene M. League by Warranty Deed from George T. Roberts and wife, Edith Roberts of record in Book 1555, page 553, Register's Office for Davidson County, Tennessee, dated January 03, 1948 and recorded on January 06, 1948.

Being the same property conveyed to G. R. League and M.E. League by Warranty Deed from T. S. League and wife, Lorene M. League of record in Book 2140, page 197, Register's Office for Davidson County, Tennessee, dated May 23, 1949 and recorded on March 30, 1953, and by a corrected deed of record in Book 2692, Page 413, Register's Office for Davidson County, Tennessee, the said G. R. League and M.E. League conveyed their interest in the subject property to T. S. League and wife, Lorene M. League.

The said T. S. League died on October 7, 1988, leaving his wife, Lorene M. League, as the surviving tenant by the entirety. The said Lorene M. League, a/k/a Lorene Mills League, died testate on March 6, 2006, and her estate was probated in the Probate Court for Wilson County, Tennessee, under Docket No. 07P-047.

Being the same property conveyed to Thomas Scott League by Quitclaim Deed from Donald E. League, Executor of Lorene Mills League of record in Instrument No. 20071010-0120665 Register's Office for Davidson County, Tennessee, dated October 05, 2007 and recorded on October 10, 2007 as corrected by Scrivener's Affidavit of Preparation of Quitclaim in Instrument No. 20080225-0018353, Register's Office for Davidson County, Tennessee.

The said Thomas Scott League died testate on August 1, 2022; and pursuant to Order Granting Probate of Will as Muniment of Title Only of record in Instrument No. 20240722-0054442, in the Register's Office for Davidson County, Tennessee, his Last Will and Testament which is of record in Instrument No. 20240722-0054443, in the Register's Office for Davidson County, Tennessee, was admitted to probate as Docket No. 24P-1382, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, for the sole purpose of establishing a muniment of title to the subject property in Robert E. Taylor, Jeffrey S. League and Jonathan O. League, the beneficiaries named under the aforesaid will.

The said property is not and has never been the marital residence of Robert E. Taylor and his current spouse.

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 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.
- Right of Way of Cruzen Street and an Alley.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2235 Cruzen St, Nashville, Tennessee 37211**.

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 5th DAY OF SEPTEMBER, 2024.

Robert E. Taylor

Robert E. Taylor aka Robert Taylor

Jonathan O. League by Robert Taylor as Attorney in Fact

Jonathan O. League by Robert Taylor as Attorney-in-Fact

Jeffrey League

Jeffrey S. League

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. TAYLOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of September, 2024.

Adam H. Jefferson

Notary Public
My Commission Expires: 5-5-25
SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT TAYLOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JONATHAN O. LEAGUE, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 5th of September, 2024.

Adam H. Jefferson

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY S. LEAGUE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of September, 2024.

Adam H. Jefferson

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212