THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1208226 DEEDWARR
11/25/2024 10:45:20 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00
20241125-0091902

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Lily Guzman and Jerald Leap 534 Norton Avenue Nashville, TN 37207	Chase Bank, N.A. 1111 Polaris Parkway Columbus, OH 43240-2050	071-08-0-171.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **SSE Investors, LLC, a Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Lily Guzman, an unmarried woman, and Jerald Leap, an unmarried man, as tenants in common with right of surviorship** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 91 on the map of Joywood Heights, Section One** of record in Book 1130, page 91, Register's Office for said County.

Being the same property further conveyed by Warranty Deed from Pamela Fay Freels, to SSE Investors, LLC, a Tennessee Limited Liability Company, of record on 04/26/2022, at Instrument No. 20220426-0047855, Davidson County Register of Deeds; Being the same property further conveyed by Quitclaim Deed from Pamela Fay Freels to SSE Investors, LLC, a Tennessee Limited Liability Company of record on 04/26/2022, at Instrument No. 20220426-00474858, with a Affidavit of Scrivener's Error of record on 05/26/2023, at Instrument No. 20230526-0039718, correcting the name of the Grantor from Pamela Fay Freels to SSE Investors, LLC, a Tennessee Limited Liability Company, Davidson County, Register of Deeds,

This property commonly known as 534 Norton Avenue, Nashville, TN 37207.*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hand of the Grantor's authorized representative, this 22ND day of November, 2024:

SSE Investors, LLC, a Limited Liability Company

By: JAY VEE HOLDINGS LLC, a Wyoming Limited Liability Company
Its: Sole Member and Manager

By: _____
Aarthy Srinivasan, Manager

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Aarthy Srinivasan**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged such person to be the **Manager** of **JAY VEE HOLDINGS LLC, a Wyoming Limited Liability Company, which is the Sole Member and Manager of SSE INVESTORS, LLC, A LIMITED LIABILITY COMPANY**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **JAY VEE HOLDINGS LLC, a Wyoming Limited Liability Company, as the Sole Member and Manager of SSE INVESTORS, LLC, A LIMITED LIABILITY COMPANY** for the purposes therein contained.

Witness my hand and official seal on this the 22 day of **November, 2024**:

_____
NOTARY PUBLIC

N. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$670,000.00**:

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 22nd DAY OF **November, 2024:**

_____
Notary Public

My Commission Expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY