This instrument prepared by
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-3358-MC

Prepared by:
Record and Return to
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $7,500,000.00.

M. Allyn Brannan
Affiant

Karen Johnson
Batch # 1213067
12/06/2024 10 11 28 AM
Fees $18 00 Taxes $27,750 00

Davidson County
DEEDWARR
3 pgs

20241206-0094820

Subscribed and sworn to before me, this the 5th day of December, 2024.

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: My Commission Expires Sep 21, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
J24, LLC 3815 Harding Place Nashville, TN 37215	New Owner	130-08-0-107 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **John W. Dant, III, an unmarried man, and Ginny B. Dant, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto of **J24, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract No 1:
A tract or parcel of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by S.M McMurray Engineering Company, September 16, 1938, as follows.

Beginning at a stake on the southerly margin of Harding Place 640 feet west of the westerly margin of Estes Avenue, thence with said Harding Place westwardly 200 feet to a stake; thence at right angles southwardly 335 feet to a stake, thence at right angles eastwardly 200 feet to a stake, thence at right angles northwardly 335 feet to the beginning

Tract No 2·
A small tract or parcel of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made by S.M. McMurray Engineering Company, September 16, 1938, as follows:

Beginning at a point on the southerly margin of Harding Place, 637 feet more or less west of the westerly margin of Estes Avenue; thence with said Harding Place, westerly 3 feet to a point at the northeast corner of the property conveyed to James H. Curran and wife, Marye S. Curran, by deed from Oscar Goodwin, of record in Book 1045, Page 247, Register's Office for said County, thence along Curran's easterly line southerly 334 feet, more or less to a point, Curran's southeast corner, thence easterly 3 feet; thence northerly parallel to Curran's easterly line 334 feet, more or less, to the point of beginning.

Tract No. 3.
Being Lot No. 3 on the Plan of RAMER SUBDIVISION of record in Book 4595, Page 86 as revised in Book 4715, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

All Tracts now being Lot 1, as shown on the map entitled FINAL PLAT LOT 1 PROPERTY OF VANDAN DEVELOPMENT, LLC, of record in Instrument Number 20180921-0093828 in the Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more and complete and accurate description

Being the same property conveyed to John W Dant, III and Ginny B Dant, a married couple, by Quit Claim Deed from VanDan Development, LLC, dba ValDan Development, LLC, a Tennessee limited liability company, of record in Instrument No 20211208-0162918, in the Register's Office of Davidson County, Tennessee, dated December 06, 2021, and recorded on December 08, 2021 Further being the same property conveyed to VanDan Development, LLC, dba ValDan Development, LLC, a Tennessee limited liability company, by Warranty Deed from Ross J Falzone and spouse, Kelly Falzone, of record in Instrument No 20170524-0051494, in the Register's Office of Davidson County, Tennessee, dated May 22, 2017, and recorded on May 24, 2017

This is ☒ improved or ☐ unimproved property located at **3815 Harding Place, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2025, which is a lien not yet due and payable The 2024 Property taxes were paid at the time of closing and have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) 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, their heirs and assigns forever, and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2024

GRANTOR.

John W Dant, III

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Nelson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **John W. Dant, III,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 3rd day of December, 2024

RENEE BOONE WHITE NOTARY PUBLIC ID # KYNP8557 STATE AT LARGE KENTUCKY MY COMM. EXPIRES 06/04/2028

Renee Boone-White Renee Boone-White
Notary Public
My Commission expires 6/4/2028 KYNP8557

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2024.

GRANTOR:

Ginny B. Dant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ginny B. Dant,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of December, 2024

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY