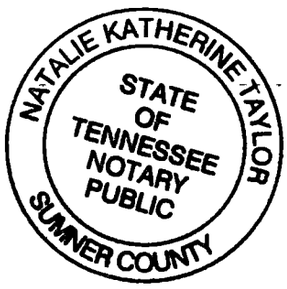
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2024

Notary Public

MY COMMISSION EXPIRES 11/19/2025
(AFFIX SEAL)

Karen Johnson
Batch # 1215482
12/12/2024 10 00 41 AM
Fees $13 00 Taxes $1,202 50

Davidson County
DEEDWARR
2 pgs

20241212-0096519

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
JMJ Enterprises, Inc , a Tennessee Corporation	JMJ Enterprises, Inc , a Tennessee Corporation	70-6-22
(NAME) P O Box 4151	(NAME) P O Box 4151	
(ADDRESS) Cartersville, GA 30121	(ADDRESS) Cartersville, GA 30121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20241918

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, I/we, **Morris E. Cunningham, Sr. and Beulah B. Cumningham** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JMJ Enterprises, Inc., a Tennessee Corporation**, 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

Certain real property situate in the 13th Civil District of Davidson County, Tennessee, and described as follows

Beginning at a point in the north margin of Trinity Lane at the SW corner of the Carl Overstreet property, as of record in Deed Book 3073, page 531, Register's Office for Davidson County, Tennessee, thence with the said north margin of Trinity Lane, along a curve to the left having a radius of 1457 4 feet, a distance of 60 71 feet to a point, thence leaving said margin of Trinity Lane N 20°58'W 61 39 feet to an iron pipe, thence N 18°31'W 167 41 feet to a point in the south line of Marie F. Resha property, as of record in Book 3644, page 421, Register's Office for Davidson County, Tennessee, thence along the said south line of the said Resha property 191 3 feet to a point, thence S 11°09'E 50 7 feet to a point, the same being the NE corner of the aforesaid Carl Overstreet property, thence continuing along said Overstreet's north line S 63°56'W 100 feet to a point, thence S 11°0'E 174 5 feet to the point of beginning

BEING the same property conveyed to Morris E Cunningham Sr and wife, Beulah B Cunningham by Warranty Deed from Louise Jones Resha, a widow, dated 03/25/1980 and filed of record in Book 5583, page 162 and corrected in Book 5854, page 243, Register's Office for Davidson County, Tennessee

Also subject to:

Right-of-way easement appearing of record in Book 8161, page 930, Register's Office for said County

Sanitary sewer easement appearing of record in Book 7753, page 504, Register's Office for said County

Driveway easement appearing of record in Book 2691, page 65, Register's Office for said County

Unimproved ☐

This is improved ☒ property, known as 1209 West Trinity Lane, Nashville, TN 37218
(House No) (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 I/we do covenant with the said GRANTEES that I/we am/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 myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Witness my hand this 11th day of December, 2024.

Morris E. Cunningham, Sr by Morris E Cunningham, Jr , Attorney in Fact

Beulah B Cunningham by Morris E Cunningham, Jr., Attorney in Fact

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Morris E Cunningham, Jr , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Morris E Cunningham, Sr , and who acknowledged that he/she executed the same as the free act and deed of Morris E. Cunningham, Sr..

Witness my hand, at office, this 11th of December, 2024

Notary Public
My Commission Expires 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Morris E Cunningham, Jr , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Beulah B. Cunningham, and who acknowledged that he/she executed the same as the free act and deed of Beulah B Cunningham

Witness my hand, at office, this 11th of December, 2024

Notary Public
My Commission Expires 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY