WARRANTY DEED

Karen Johnson Davidson County
Batch# 1221142 DEEDWARR
12/30/2024 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20241230-0100846

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF Dec., 2024

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERYE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

MST 2024-B1851.PFD

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard P. Innes	Richard P. Innes	149-03-0K-029.00
(NAME)	(NAME)	
2656 Lakevilla Dr #29	1411 Plantation Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **J Developments MT, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard P. Innes, a married man,** 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:

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Final Plat of Townview Lofts Condominiums, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Final Plat of Townview Lofts Condominiums, of record in Instrument No. 20200828-0097970 and as amended in Instrument No. 20211004-0133379, Instrument No. 20211221-0168735, and Instrument No. 20220811-0091486 and Instrument No. 20230714-0054114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Scotland Springs, LLC, a Tennessee limited liability company by Special Warranty Deed from RREF SNV III-TN MAM, LLC, a Tennessee limited liability company of record in Instrument No. 20170927-0098871 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on September 27, 2017.

Being a portion of the same property conveyed to Scotland Springs, LLC by Quitclaim Deed from Shamrock Holdings, Inc of record in Instrument No. 20170927-0098873 Register's Office for Davidson County, Tennessee, dated August 3, 217 and recorded on September 27, 2017.

Being a portion of the same property conveyed to Scotland Springs, LLC, a Tennessee limited liability company by Special Warranty deed from Dover Glen Investors, LLC, a Tennessee limited liability company of record in Instrument No. 20170927-0098875 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on September 27, 2017.

Being a portion of the same property conveyed to J Developments MT, LLC, a Tennessee limited liability company by Quitclaim deed from Scotland Springs, LLC, a Tennessee limited liability company of record in Instrument No. 20200122-0007979 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 22, 2020.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes for 2024 have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record as Instrument No. 20100818-0065095, Register's Office of Davidson County, Tennessee Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20090326-0027333, as amended in Instrument No. 20120404-0028366 and Instrument No. 20161115-0120437, corrected by Scrivener' s Affidavit of record in Instrument No. 20161208-0129175, Instrument No. 20200828-0097970, amended in Instrument No. 20211004-0133379, Instrument No. 20211221-0168735, and Instrument No. 20220811-0091486 and Instrument No. 20230714-0054114 Register's Office for Davidson County, Tennessee. Charter for The Shoppes of Dover Glen Condominium Owners' Association, Inc. of record in Instrument Number 20090326-0027322, in the Register's Office for Davidson County, Tennessee. Notice of Termination of Developer Control Period of record in Instrument Number 20130709-0070919, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1808, Page 316, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20071019-0124411 in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20041020-0126113 and Instrument No. 20060907-0110856, in the Register's Office for Davidson County, Tennessee. Public Drainage Easement of record in Instrument No. 20080320-0028273 and Instrument No. 20090323-0026016, in the Register's Office for Davidson County, Tennessee. Detention Pond Maintenance and Fee Sharing Agreement of record in Instrument No. 20120404-0028368, as amended and restated of record in Instrument No. 20180301-0019491, in the Register's Office for Davidson County, Tennessee.

This property, known as 2656 Lakevilla Dr #29, Nashville, TN 37217
(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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 16th DAY OF Dec, 2024.

J Developments MT, LLC

BY: _____

Title: Authorized Agt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of Dec, 2024.

_____
Notary Public

My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 16, 2024.

_____
Signature
December 16, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 16, 2024

_____
Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025