WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES 7-7-25
(AFFIX SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

B-JG-24-632

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)
Haven Build Partners, LLC	Same as NEW OWNER	
(NAME)	(NAME)	**090-08-0-212.00**
209 Logans Circle		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **YELLOW BALL DEVELOPMENT, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAVEN BUILD PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No 57 on the Plan of Resubdivision of Tract Number 49 on the Plan of West Nashville Annex of record in Plat Book 332, Page 11 and Resubdivision being of record in Plat Book 332, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot Number 57 fronts 50 feet on the Easterly margin of Annex Avenue and extends back between parallel lines 167 5 feet to a 15 foot alley in the rear

Being the same property conveyed to Yellow Ball Development, GP, a Tennessee general partnership by Warranty Deed from Alexander H Craw, unmarried of record in Instrument No 20171003-0101132 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 03, 2017

This conveyance is subject to
- Taxes for the year 2024, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 11 and amended in Plat Book 332, Page 24, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3225, Page 207, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as· **632 Annex Ave, Nashville, Tennessee 37209**.

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

Karen Johnson Davidson County
Batch # 1229796 **DEEDWARR**
01/23/2025 12 59 00 PM 2 pgs
Fees $13 00 Taxes $1,258 00

20250123-0005369

Witness my/our hand(s) this the 21 DAY OF JANUARY, 2025

Yellow Ball Development, GP

D & J Properties of Tennessee, LLC
Partner

BY:_____
Jeff Gaw, Chief Manager

JMR Investments, LLC
Partner

BY _____
Joseph M. Roberts, III, Managing Member

STATE OF Tennessee
County OF Davidson

On this the 21st day of January, 2025, before me personally appeared Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Chief Manager of D & J Properties of Tennessee, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Chief Manager of D & J Properties of Tennessee, LLC, partner of Yellow Ball Development, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained

Witness my hand and Official Seal this the 21st day of January, 2025

_____
Notary Public
My Commission Expires:
03-16-26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF Tennessee
County OF Davidson

On this the 21st day of January, 2025, before me personally appeared Joseph M Roberts, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Managing Member of JMR Investments, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Managing Member of JMR Investments, LLC, partner of Yellow Ball Development, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained

Witness my hand and Official Seal this the 21st day of January, 2025

_____
Notary Public
My Commission Expires:
03-16-26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212