Karen Johnson Davidson County
Batch# 1234218 DEEDWARR
02/05/2025 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250205-0008612

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149778** ALLISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me, this 3rd day of February, 2025. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Benjamin Sidney Vernon and Max David Vernon 938 Spain Avenue Unit A Nashville TN 37216	Send Tax Bills To: New Owner **Property**	Tax Information: Tax Parcel ID No. 072-092K-00100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JOEO Holdings, LLC - Series 938 Spain, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Sidney Vernon, an unmarried man and Max David Vernon, an unmarried man, joint tenants with the right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 938 SPAIN AVENUE, A Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 938 SPAIN AVENUE, A Horizontal Property Regime, of record in Instrument No. 20160309-0022791, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to JOEO Holdings, LLC – Series 938 Spain, by Quit Claim Deed from Ogorsolka Revocable Trust, of record in Instrument No. 20230331-0023373, in the Register's Office of Davidson County, Tennessee, dated March 14, 2023, and recorded on March 31, 2023.

Being the same property conveyed to Ogorsolka Revocable Trust, dated February 22, 2006, by Warranty Deed from Margaret E. Manning n/k/a Margaret Merrill, married, of record in Instrument No. 20230110-0002054, in the Register's Office of Davidson County, Tennessee, dated December 22, 2022, and recorded on January 10, 2023.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BUSH SPAINS, as recorded in Plat Book 161, Page(s) 129 .

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160309-0022791.

Easement recorded in Instrument No. 20131018-0108948.

This is improved property located at 938 Spain Avenue Unit A Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of January, 2025.

JOEO Holdings, LLC - Series 938 Spain, a Tennessee Limited Liability Company

BY: _____ Member
Eric Ogorsolka, Member

By: _____ Member
Jill Ogorsolka, Member

STATE OF Oregon
COUNTY OF Deschutes

Before me, the undersigned, of the State and County aforesaid, personally appeared Eric Ogorsolka and Jill Ogorsolka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of JOEO Holdings, LLC - Series 938 Spain, a Tennessee Limited Liability Company the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid members.

Witness my hand and official seal, ~~at office in Nashville, Tennessee~~ in Oregon, this 31st day of January, 2025.

_____
Notary Public

OFFICIAL STAMP
JODIE JANELLE UTTER
NOTARY PUBLIC-OREGON
COMMISSION NO. 1049432
MY COMMISSION EXPIRES JULY 7, 2028

Certificate of Authenticity

I, Krystal Schuster, 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 01/31/25.

Date

Affiant Signature

01/31/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of January, 20 25.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025