Karen Johnson Davidson County
Batch# 1235805 DEEDWARR
02/10/2025 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $3,811.00
20250210-0009923

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,030,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Feb, 2025

Notary Public

MY COMMISSION EXPIRES: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

This area for recording stamp

(AFFIX SEAL)

MST 2025-0047

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
Paul Dexter and Kimberly T. Dexter	NEW owner	131-04-0-255.00
(NAME)	(NAME)	
1112 Brookemeade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, WE, **James PV, LLC, an Arizona limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Dexter and Kimberly T. Dexter, married,** 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 Lot No. 17 on the Plan of Duncanwood of record in Plat Book 1424, Page 139, 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 the same property conveyed to James PV, LLC, an Arizona limited liability company by Warranty Deed from Foster Jason Mossy and Melisse Christine Mossy as trustees of the Melisse and Jason Mossy Family trust, under declaration of trust, dated September 08, 1999 and Ashlyn Mossy, a single woman of record in Instrument No. 20231117-0089579 Register's Office for Davidson County, Tennessee, dated November 17, 2023 and recorded on November 17, 2023.

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 have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 139 and 421, Page 161, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1786, Page 178, in the Register's Office for Davidson County, Tennessee. Sanitary

Sewer Easement of record in Book 3372, Page 188 and Book 3344, Page 274, in the Register's Office for Davidson County, Tennessee. Restrictive Covenants for Detached Structure of record in Instrument Number 20180222-0017108, in the Register's Office for Davidson County, Tennessee. Any and all matters as being set out in Warranty of record in 20231117-0089579 including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office.

This property, known as 1112 Brookemeade Drive, Nashville, TN 37204
(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 5th DAY OF FEBRUARY, 2025.

James PV, LLC, an Arizona limited liability company

BY:_____

Donald M. Edwards III, Manager

BY:_____

Kristin M. Edwards, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald M. Edwards, III and Kristin M. Edwards, 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 Managers 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 5th day of February, 2025.

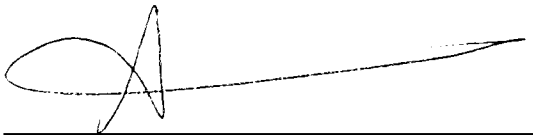
Kandice Eubanks
Notary Public

My commission expires: 5/28/28

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 2/5/2025.



Affiant Signature — Date: 2/10/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2/10/2025.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal