Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $589,900 00

Affiant

Subscribed and sworn to me this 7th day of March, 2025.

NOTARY PUBLIC

My Commission Expires

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires Feb 28, 2026

Karen Johnson
Batch # 1244545
03/10/2025 10 05 51 AM
Fees $18 00 Taxes $2,182 63

Davidson County
DEEDWARR
3 pgs

20250310-0017723

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37176

ADDRESS FOR NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL-NUMBERS
Trena Maynard	SAME ADDRESS AS NEW OWNER	M/P #187-09-0A-101 00 CO
(NAME) 4802 Kintore Drive	(NAME)	
(ADDRESS) Nolensville, TN, 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joon Properties, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Trena Maynard, a single person,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Burkitt Village, Phase Six, Section One of record in Instrument No. 20210421-0053389, 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 all of the property conveyed to Kiddsroad, LLC, a Tennessee limited liability company, by Quitclaim Deed dated January 30, 2019, from Y & H, a Tennessee general partnership, of record on January 30, 2019, in Instrument No.20190130-0009076, Register's Office for Davidson County, Tennessee

Also being the same property conveyed to Joon Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Kiddsroad, LLC, a Tennessee limited liability company, of record on August 2, 2024, in Instrument No 20240802-0058725, Register's Office for Davidson County, Tennessee See also Scriveners Affidavit of record in Instrument No 20250124-0005560, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, Register's Office for Davidson County, Tennessee, and amended, supplemented and/or corrected as follows Instrument No. 20130717-0074035, supplemented in Instrument No 20140310-0020071 and Instrument No 20140814-0073542 and DCCR's in Instrument No 20150227-0017002, Instrument No 20161118-0122034, Instrument No 20161118-0122035, Instrument No 20161118-0122036, Instrument No 20161130-0125372, Instrument No 20161130-0125373, Instrument No 20170504-0044438, corrected in Instrument No 20170720-0073494 and DCCR's in Instrument No 20170720-0073493, Instrument No 20171108-0114807, Instrument No 20180622-0060478, Instrument No 20181204-0118306, Instrument No 20190729-0074339, Instrument No 20200909-0102654, Instrument No 20200921-0107902, Instrument No 20201012-0013675, Instrument No 20210601-0072620, Instrument No 20210129-0013675, all in the Register's Office for Davidson County, Tennessee, and any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, and property taxes for the current year which have been prorated by the parties and assumed by the Grantee, and taxes or special assessments which are not shown as existing liens by the public records.

This property is also known as **improved** property located at **4802 Kintore Drive, Nolensville, TN 37135**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind itself, its successors 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

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 7th day of March, 2025

Joon Properties, LLC, a Tennessee limited liability company

BY: _____

Avi Spielman, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Avi Spielman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of Joon Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Joon Properties, LLC, a Tennessee limited liability company, by himself in his capacity as said Chief Manager

Witness my hand and official seal this 7th day of March, 2025

_____
NOTARY PUBLIC

My Commission Expires 4-19-2025

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY