# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1253398 DEEDWARR
03/28/2025 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20250328-0023414

Y-BMR-25-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/17/2027 (AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jaaron Investment Partners 2 LLC** | **Same as New Owner** | |
| (NAME) | (NAME) | |
| **823 Tyne Blvd** | | **051-00-0-123.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37220** | | |
| (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, **WILLIE M. DOSS, MARY B. CANNON, BOBBIE M. BROOKS AND TERRY L. WRIGHT, AS TENANTS IN COMMON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAARON INVESTMENT PARTNERS 2 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, described according to a survey made by Z.J. Wilkinson, October 27, 1960.

Beginning at a point 16.5 feet South of the center line of Walton Lane, said point being the northwest corner on the Plat of Phase 1, Arrowhead Lake, of record in Book 8250, page 395, Register's Office for Davidson County, Tennessee (said point being formerly described as the northeast corner of the property herein described and the northwest corner of the land conveyed to Burley Nelson); thence South 2 degrees West 330 feet to a point; thence North 86 degrees 30 feet West 66 feet to a point; thence North 2 degrees East 330 feet to a point, 16.5 feet South of the center line of Walton Lane; thence South 86 degrees 30 feet East 66 feet to the point of beginning.

Being the same property conveyed to Willie M. Doss, Mary B. Cannon, Bobbie M. Brooks, and Terry L. Wright, as tenants in common, by deed from Willie M. Doss, as Trustee for the Willie Eva Wright Living Trust, established by the Revocable Trust Agreement of Willie Eva Wright dated June 1, 2022, of record as Instrument No. 20240925-0074305, Register's Office for Davidson County, Tennessee.

The said Willie M. Doss hereby additionally joins in this conveyance in her capacity as Trustee of the Willie Eva Wright Living Trust, established by the Revocable Trust Agreement of Willie Eva Wright dated June 1, 2022, in order to correct any potential defect in the chain of title by virtue of the partial omission of the full Trust name in Quitclaim Deed of Record in Instrument No. 20240925-0074305, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2025 real estate taxes, which have been prorated and assumed by Grantee(s).

This is **improved** property known as: **3319 Walton Lane, Nashville, Tennessee 37216**.

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 successors 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 successors 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 the 27th DAY OF MARCH, 2025.

Willie M. Doss

Mary B. Cannon

Bobbie M. Brooks

Terry L. Wright

Willie Eva Wright Living Trust, established by the Revocable Trust Agreement of Willie Eva Wright dated June 1, 2022

Willie M. Doss, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIE M. DOSS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY B. CANNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBIE M. BROOKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY L. WRIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

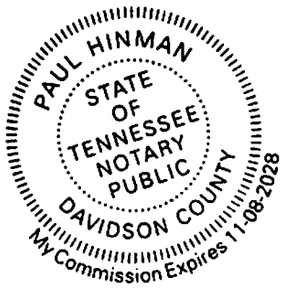



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIE M. DOSS, TRUSTEE OF THE WILLIE EVA WRIGHT LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF WILLIE EVA WRIGHT DATED JUNE 1, 2022, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



# True Copy Certification

I, William T. Smith, 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 March 27, 2025.

Affiant Signature

Date: March 27, 2025

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 27th day of March, 2025.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

