THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350269** Karen Johnson Davidson County Batch # 1257014 DEEDWARR 04/07/2025 09 56 14 AM 2 pgs Fees $13 00 Taxes $2,997 00 20250407-0026061	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $810,000.00. Affiant Subscribed and sworn to before me, this 3rd day of April, 2025 Notary Public My Commission Expires ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2027

WARRANTY DEED

Address New Owner: Scott Strenger and Lori Strenger 3513 White Water Lane McKinney, TX 75070	Send Tax Bills To: New Owner	Tax Information. Tax Parcel ID No 090 08 4H 002.00

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, **JMB Holdings, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Strenger and Lori Strenger, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Unit. B on the plan of 6300 JAMES COURT, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 6300 James Court, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190703-0065130 amended in Instrument No. 20200616-0061553, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JMB Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Bryant D. Bennett, unmarried, of record in Instrument No. 20250106-0000888, in the Register's Office of Davidson County, Tennessee, dated January 3, 2025 and recorded on January 06, 2025

Being the same property conveyed to Bryant D. Bennett, a single man, by Warranty Deed from Anthony Jake Adams and Emily Adams, husband and wife, of record in Instrument No 20240905-0068366, in the Register's Office of Davidson County, Tennessee, dated September 4, 2024 and recorded on September 05, 2024.

Being the same property conveyed to Anthony Adams and Emily Adams, husband and wife, by Quitclaim Deed from Megan Wood Lack, a single woman, of record in Instrument No. 20210326-0039791 in the Register's Office of Davidson County, Tennessee, dated March 23, 2021 and recorded on March 26, 2021

Being the same property conveyed to Megan Wood Lack, by Warranty Deed from Old South Construction Tennessee, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20201222-0152221 in the Register's Office of Davidson County, Tennessee, dated December 15, 2020 and recorded on December 22, 2020.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GAILEY WOOD SUBDIVISION, as recorded in Plat Book 2663, Page 123.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190703-0065130, as amended in Instrument No. 20200616-0061553.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2882, Page 133, and Book 2921, Page 83.

This is improved property located at 6300 James Court Nashville TN 37209

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 2nd day of April, 2025

JMB Holdings, LLC, a Tennessee limited liability company

BY: Jennifer T Bailey, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer T Bailey, with whom I am personally acquainted, and who acknowledged herself to be the Manager of JMB HOLDINGS, LLC a Tennessee limited liability company, the within named bargainer, and that she as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as its Manager

Witness my hand, at office, this 2nd day of April, 2025

Notary Public
My Commission Expires. _____

