THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350479**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,100,000 00 Affiant Subscribed and sworn to before me, this 11th day of April, 2025. Notary Public My Commission Expires

Karen Johnson
Batch # 1260179
04/15/2025 11 09 34 AM
Fees $13 00 Taxes $4,070 00
20250415-0028619

Davidson County
DEEDWARR
2 pgs

Prepared by
Record and Return To
Chapman and Rosenthal Title
10 Burton Hills Blvd , Suite 130

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: JGP Achiever Infill, LLC 3811 Bedford Ave, Ste 204 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-16-0-208.00

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, **Walter Cody Leaver, III and Carol H. Leaver, husband and wife, and Barbara Anne Leaver Jordan** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JGP Achiever Infill, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Being Lot No. 6 on the plan of part of the Noel property, as shown on a survey made by S. M. McMurray Engineering Co., on September 22, 1927, said plan not being of record According to said survey said Lot No. 6 fronts 100 feet on the southerly side of Maplehurst Avenue and runs back between parallel lines, 212.5 feet to a dead line in the rear.

Being the same property conveyed to Walter C. Leaver, Jr , and wife, Anne O Leaver, by deed from James R. Brown and wife, Patricia T. Brown, of record in Book 3998, page 573, dated March 21, 1966 , said Register's Office.

Walter C. Leaver, Jr. died on or about August 27, 2003, leaving Anne O. Leaver as the surviving tenant by the entirety The said Anne O. Leaver died testate on or about September 25, 2016 Her Last Will and Testament was probated in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 17P-412. Said Last Will and Testament devised the subject property to her three children, Walter Cody Leaver, III, Barbara Leaver Jordan, and Richard Cowan Leaver.

Richard Cowan Leaver died intestate, on or about August 30, 2016, without issue, as evidenced by Affidavit of Heirship of record in Instrument No. 20250415-0028618, said Register's Office.

For further reference, see Executor's Deed, dated April 10, 2018 and recorded in Instrument No. 20180418-0036483, said Register's Office

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 117-16-0-208 00.

This is improved property located at 1115 Maplehurst Lane Nashville TN 37204

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 11th day of April, 2025

Walter Cody Leaver, III

Carol H. Leaver

Barbara Anne Leaver Jordan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Walter Cody Leaver, III and Carol H Leaver, and Barbara Anne Leaver Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 11th day of April, 2025

Notary Public



My Commission Expires. 05-09-2026