Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250550885

Karen Johnson Davidson County
Batch # 1274048 DEEDWARR
05/16/2025 09 47 31 AM 2 pgs
Fees $13 00 Taxes $1,036 00
20250516-0038633

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $280,000 00.

Affiant

Subscribed and sworn to before me, this 14th day of May, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JFCV, LLC 2515 Belmont Blvd Nashville, TN 37212	New Owner	Tax Parcel ID No. 119 01 0R 003.00

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, **Gilly Huts, LLC.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JFCV, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. C of Gilly Huts, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Gilly Huts, a Horizontal Property Regime, of record in Instrument Number 20220615-0068661 as amended in Instrument No(s). 20221028-0116839 and 20231113-0088219, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Gilly Huts, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Gill Design & Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181128-0116191, in the Register's Office of Davidson County, Tennessee, dated November 27, 2018 and recorded on November 28, 2018.

Being part of the same property conveyed to Gill Design & Construction, LLC, a Tennessee limited liability company, by Warranty Deed from Chris Grimmins, unmarried, of record in Instrument No. 20171109-0115772, in the Register's Office of Davidson County, Tennessee, dated November 06, 2017 and recorded on November 09, 2017.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. G. Thuss Addition to Nolensville Pike, as recorded in Plat Book 332, Page 149.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Lots 45 & 46 on the W. G. Thuss Addition to Nolensville Pike, as recorded in Instrument No. 20180213-0014391.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220615-0068660 as amended in Instrument No. 20221028-0116838 and as terminated and released in Instrument No. 20231113-0088218.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220615-0068661 as amended in Instrument No(s). 20221028-0116839 and 20231113-0088219.

Agreement as set forth in instrument recorded in Book 3993, Page 750.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040916-0111790.

This is improved property located at 341 Oriel Avenue Nashville TN 37210

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 14th day of May, 2025.

Gilly Huts, LLC, a Tennessee limited liability company

By: _____
Jeremy Gill, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Jeremy Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of Gilly Huts, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of May, 2025.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026