WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $759,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

B-JMR-25-297

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1274478
05/19/2025 11 20 33 AM
Fees $13 00 Taxes $2,808 30

Davidson County
DEEDWARR
2 pgs

20250519-0039192

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Robert Cooper Bice and Kristin Lee Bice	NEW OWNER	
(NAME)	(NAME)	**119-01-0W-001.00-CO**
297 Oriel Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **3104 MEADE AVE GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT COOPER BICE AND KRISTIN LEE BICE, HUSBAND AND WIFE,** 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, being Unit No 297 on the Plan of 299 & 297 Oriel Avenue, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20240716-0053422, 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 part of the same property conveyed to 3104 Meade Avenue GP, a Tennessee general partnership by Warranty Deed from George W Peacher Jr dated July 3, 2024 and recorded July 8, 2024 in Instrument No 20240708-0051003, Register's Office of Davidson County, Tennessee

This conveyance is subject to·

- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20240716-0053422, Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20240920-0073108, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as· **297 Oriel Ave, Nashville, Tennessee 37210**.

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 heirs 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 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

Witness my/our hand(s) this the 16 DAY OF MAY, 2025

3104 Meade Avenue, GP
a Tennessee general partnership

By: JMR Investments LLC
Its: Partner

By Jody Roberts
Its: Authorized Agent

By: Little River Ventures, LLC
Its: Partner

By: Matthew McKinney
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph M Roberts, III, Authorized Agent for JMR Investments LLC, Partner of 3104 Meade Avenue, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent for JMR Investments LLC, Partner of 3104 Meade Avenue, GP, the within named bargainor, a partnership, and that he as such Authorized Agent for JMR Investments LLC, Partner of 3104 Meade Avenue, GP executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 16th day of May, 2025

Notary Public

My Commission Expires

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew A McKinney, Authorized Agent for Steadfast Group, LLC, Partner of 3104 Meade Avenue, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent for Steadfast Group, LLC, Partner of 3104 Meade Avenue, GP, the within named bargainor, a partnership, and that he/she as such Authorized Agent for Steadfast Group, LLC, Partner of 3104 Meade Avenue, GP executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 16th day of May, 2025

Notary Public

My Commission Expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212