WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00 .

Affiant

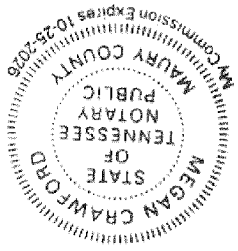
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF May, 2025.

Megan Crawford
Notary Public
COMMISSION EXPIRES: 10.25.26

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1277374 DEEDWARR
05/27/2025 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250527-0041128



ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SM Investors Group, Inc.	Same as new owner	163-16-0C-328-00
(NAME)	(NAME)	
4744 N. Royal Atlanta Dr. Ste C		
(ADDRESS)	(ADDRESS)	
Tucker GA 30084		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jones Construction, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SM Investors Group, Inc., a Corporation,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A 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. 328 of Phase 3-B of Matlock Townhomes, being Private Elements within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939; Instrument No. 20111228-0101458; Instrument No. 20170612-0058618, and Instrument No. 20200828-0098062 (which adds Phase 3-B, and depicts the above-referenced Units on Exhibit B thereto, being the Site Plan for Matlock Phase 3-B) and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Units as specified by said Master Deed and the amendments thereto, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Jones Construction, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from J Core Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 202203080026572 Dated February 21, 2022 recorded March 08, 2022, in the Register's Office Davidson County, Tennessee.

Being part of the same property conveyed to J Core Properties, LLC, by Warranty Deed from J2K Builders, LLC, of record in Instrument No. 20181210-0120137, dated December 07, 2018, recorded December 10, 2018, in the Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2420 Danilynn Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37013 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs. successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, 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 hand this 16 day of May, 2025.

Jones Construction, LLC, a Tennessee Limited Liability Company

By: S. Nixon Pressley DESIGNATED AGENT
S. Nixon Pressley, Designated Agent

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared S. Nixon Pressley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be a Designated Agent of Jones Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, a LLC, and that he as such Designated Agent executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said S. Nixon Pressley as such Designated Agent.

WITNESS my hand and seal this 16 day of May, 2025.

KIMBERLEY C. KINDALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 03, 2026

Kimberley C Kindall
Notary Public

Commission Expires: 3.3.2026

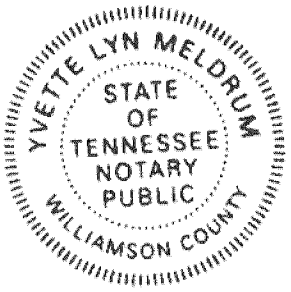
File No.: 8290-25
Warranty Deed Individual LES rev. 09-2018

202505270041128

True Copy Certification

I, Yvette Meldrum, 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 May 16, 2025.

Signature
May 16, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 16, 2025



Notary's Signature

My Commission Expires: 8.12.28