WARRANTY DEED

Karen Johnson Davidson County
Batch# 1279986 DEEDWARR
05/30/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $11,551.40
20250530-0042760

File No. EY-25-9491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2025

Notary Public

MY COMMISSION EXPIRES: 10/10/26

(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Joshua Niles	New Owner	
(NAME)	(NAME)	159-06-0B-050.00-CO
1804 Writers Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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/we, **Project Juno, LLC, a Delaware limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Niles,** Unmarried man , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Lot No. 50 on the Plan of Final Plat of Voce, Phase 2B of record in Plat at Instrument No. 20160808-0082374, 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 the same property conveyed to Project Juno LLC, a Delaware Limited Liability Company by Warranty Deed from Tristan K. Kinsley and wife, Carrie A. Kinsley, as tenants by the entirety of record in Instrument Number 20210713-0094252, in the Register's Office for Davidson County, Tennessee, dated July 6, 2021 and recorded on July 13, 2021.

This is property more commonly known as 1804 Writers Circle, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 29th day of May, 2025.

Project Juno, LLC, a Delaware Limited Liability Company

By:_____
Andrew Suzore, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Andrew Suzore**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Project Juno, LLC, the within named bargainor, a Delaware limited liability company, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of May, 2025.

_____
Notary Signature
Printed Name:_____
My commission expires: 10/10/26



Please Return to:

Magnolia Title & Escrow
2913 Berry Hill Drive
Nashville, TN 37206

TN - Special Warranty Deed

Certificate of Authenticity

I, Elizabeth Yerger, 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 29, 2025**.

Affiant Signature

May 30, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

30th day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires