WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280100 DEEDWARR
06/02/2025 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20250602-0042915

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-03-29
(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Suite 125, Franklin, TN 37067

File No.: 2025-0540

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Richard Innes	Richard Innes	149-03-0K-023.00-CO
(NAME)	(NAME)	
1411 Plantation Dr	1411 Plantation Dr	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Eighty-Nine Thousand And No/100 Dollars ($489,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **J DEVELOPMENTS MT, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD INNES,** 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:

Located in Davidson County, Tennessee, and being Unit No 23 of Townview Lofts, A Horizontal Property Regime With Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated, and as established by that certain Declaration of Covenants, Conditions and Restrictions for Townview Lofts, A horizontal property regime with Private elements, of record in Instrument No. 20200828-0097970, in the Register's Office for Davidson County, Tennessee. Reference is further made

to the plat of said horizontal property regime set forth in Exhibit "B" of said for the identification and location of the units described herein

Being a portion of the same property conveyed to Scotland Springs, LLC, a Tennessee limited liability company by Special Warranty Deed from RREF SNV III-TN MAM, LLC, a Tennessee limited liability company of record in Instrument No. 20170927-0098871 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on September 27, 2017.

Being a portion of the same property conveyed to Scotland Springs, LLC by Quitclaim Deed from Shamrock Holdings, Inc of record in Instrument No. 20170927-0098873 Register's Office for Davidson County, Tennessee, dated August 3, 2017 and recorded on September 27, 2017.

Being a portion of the same property conveyed to Scotland Springs, LLC, a Tennessee limited liability company by Special Warranty Deed from Dover Glen Investors, LLC, a Tennessee limited liability company of record in Instrument No. 20170927-0098875 Register's Office for Davidson County, Tennessee, dated September 22, 2017 and recorded on September 27, 2017.

Being a portion of the same property conveyed to J Developments MT, LLC, a Tennessee limited liability company by Quitclaim Deed from Scotland Springs LLC, a Tennessee limited liability company of record in Instrument No. 20200122-0007979 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 22, 2020.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 2656 Lakevilla Dr. #23, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (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 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 successors 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 our hands this 23rd day of May, 2025.

J Developments MT, LLC

BY: _____
Title: Authorized Agent

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Authorized Agent, of J Developments MT LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that Yvette Meldrum, as Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as Authorized Agent of said limited liability company.

Witness my hand and official seal at office, this 23rd day of May, 2025.

_____
Notary Public

My commission expires: 3-23-27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

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 23, 2025.

Affiant Signature _____

May 23, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23rd of May 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County