Karen Johnson Davidson County
Batch# 1281362 DEEDWARR
06/04/2025 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,618.75
20250604-0043783

TRESSIE M LEWIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/08/2028 DAVIDSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $437,500.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2025. Notary Public My commission expires: 11/08/2028

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
JKP BUILDING ASSOCIATION LLC	NEW OWNER	094-01-0-204.00
701 S. 13th St.		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jennifer Jalloh, a single person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

JKP BUILDING ASSOCIATION LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 160, Payne, Blakemore and Cummings Addition to East Nashville, as shown on plat of record in Plat Book 57, Page 70, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Subject to instruments of record in Book 57, Page 70; said Register's Office; and any and all existing easements and restrictions as shown on record not stated herein.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-24259-DS

Being the same property conveyed to Jennifer Jalloh, a single person by Warranty Deed from Svitlana Glibova, unmarried of record in Instrument No. 20201016-0120799 Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on October 16, 2020.

This is improved property known as **701 S. 13th St., Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ~~30th~~ 29th day of May, 2025.

Jennifer Jalloh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jennifer Jalloh, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~30th~~ 29th day of May, 2025.

Notary Public
My Commission Expires: 11/08/2028

Lenders Title Company File No. 25-000995-626

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

I, Kirsten Virden, 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 05/29/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 05/29/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of May, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

