THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550983** Karen Johnson Davidson County Batch# 1288980 DEEDWARR 06/23/2025 03:24:30 PM 3 pgs Fees: $18.00 Taxes: $6,845.00 20250623-0049236	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2025. Notary Public My Commission Expires:

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-26

WARRANTY DEED

Address New Owner: Richard Gerald Marshall and Rachel Inez Marshall 4426A Lealand Lane Nashville TN 37204	Send Tax Bills To: Cadence Bank PO Box 3356 Tupelo, MS 38803	Tax Information: Tax Parcel ID No. 132 09 3C 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JGP Achiever Infill, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Gerald Marshall and Rachel Inez Marshall, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the plan of 4426 Lealand Lane, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 4426 Lealand Lane, a Horizontal Property Regime with Private Elements of record in Instrument No. 20240319-0018971 and corrected by Scrivener's Affidavit of record in Instrument No. 20240412-0026219, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to JGP ACHIEVER INFILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MICHAEL S. STEPHENS AND HEATHER P. HARRISS, HUSBAND AND WIFE, of record in Instrument No. 20231219-0097748, dated December 18, 2023, said Register's Office.

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 record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 132-09-0-051.00.

Matters shown on the Plan of record in Plat Book 843, page 82, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20240319-0018971, and corrected by Scrivener's Affidavit of record in Instrument No. 20240412-0026219, said Register's Office.

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20250514-0037976, said Register's Office.

Notice of Completion of record in Instrument No. 20250521-0040121, said Register's Office.

This is improved property located at 4426A Lealand Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2025.

JGP Achiever Infill, LLC

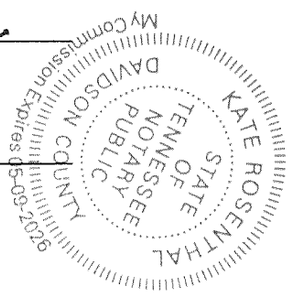
By: John Gray Palmer, III, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared John Gray Palmer, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of JGP Achiever Infill, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Manager.

Witness my hand, at office, this 18th day of June, 2025.

Notary Public



My Commission Expires: _____

True Copy Certification

I, **Tammy Carney,** 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 this the 18 day of June, 2025.

Affiant Signature

Date 6.18.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

