WARRANTY DEED

Karen Johnson
Batch # 1291480
06/30/2025 08 16 44 AM
Fees $13 00 Taxes $4,440 00

Davidson County
DEEDWARR
2 pgs

20250630-0051014

T-BMI-25-1827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF ~~JUNE, 2025~~

JODY LYNN POPE
Notary Public
Alabama State at Large
My Commission Expires Jul 12, 2028

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
LP Acquisition, LLC	**New Owner**	
(NAME)	(NAME)	**135-00-0-366 00**
6210 Mastin Lake Road NW		
(ADDRESS)	(ADDRESS)	
Huntsville, AL 35810		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES R. JONES, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LP ACQUISITION, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND situated in Davidson County, Tennessee, being that property as shown on the Final Subdivision Plat of AmSouth Bank Parcel "A" Canter Chase Apartments, of record in Instrument No. 20021119-0142995, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

INCLUDED but EXCLUDED from the above described property is that portion conveyed to the State of Tennessee of record in Instrument No. 20070725-0088252, said Register's Office

Being the same property conveyed to James R Jones, unmarried by Quitclaim Deed from Wesley D. Turner, Trustee, with full power to sell, transfer and convey without the joinder of any beneficiary of record in Instrument No. 20110201-0008866, Register's Office for Davidson County, Tennessee, dated January 31, 2011 and recorded on February 01, 2011.

Further being the same property conveyed to Wesley D. Turner, Trustee, with full power to sell, transfer and convey without joinder of any beneficiary by Warranty Deed from Regions Bank, an Alabama Banking Corporation of record in Instrument No 20110201-0008865, Register's Office for Davidson County, Tennessee, dated January 31, 2011 and recorded on February 01, 2011.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Instrument No. 20021119-0142995, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 6254, Page 493 and Instrument No. 20020920-0114949, Register's Office for Davidson County, Tennessee.
- Slope Easement of record in Book 8553, Page 205, Register's Office for Davidson County, Tennessee.
- Easement(s) noted in Warranty Deed to the State of Tennessee of record in Instrument No. 20070785-0088252, Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1827 Murfreesboro Pike, Nashville, Tennessee 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 24th DAY OF JUNE, 2025

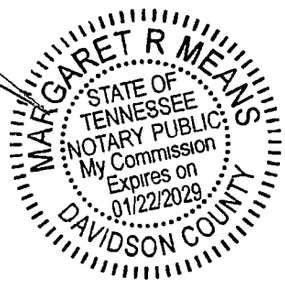
James R Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2025

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212