WARRANTY DEED

Karen Johnson Davidson County
Batch# 1294192 DEEDWARR
07/07/2025 08:34:30 AM 2 pgs
Fees: $13.00 Taxes: $1,812.63
20250707-0053015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2025.

Notary Public

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

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

File No.: 20251087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Richard Innes	Richard Innes	149-03-0K-026.00-CO
(NAME)	(NAME)	
2656 Lakevilla Dr, Unit 26	2656 Lakevilla Dr, Unit 26	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Eighty-Nine Thousand Nine Hundred And No/100 Dollars ($489,900.00), 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, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD INNES, A MARRIED 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 Unit No. 26 on the Plan of Townview Lofts, a Horizontal Property Regime With Private Elements, as shown of record in Exhibit "E" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20200828-0097970 and as amended and restated in Instrument No. 20211004-0133379, as amended in Instrument No. 20211221-0168735, Instrument No. 20220811-0091486 and Instrument No. 20230714-0054114, 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 a portion of the same property conveyed to Scotland Springs, LLC, a Tennessee limited liability 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 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, Unit 26, 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 3rd day of July, 2025.

J Developments MT LLC, a Tennessee limited liability company

BY: YM, Authorized Agent
Yvette Meldrum
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Authorized Agent of J Developments MT LLC, a limited liability company, and that they are authorized by J Developments MT LLC, to execute this instrument on its behalf as such Authorized Agent.

Witness my hand and official seal this 3 day of July, 2025.

WSC
Notary Public

My commission expires: 7/19/25

(SEAL)

William S. Corley
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 July 3, 2025.

Affiant Signature YM

July 3, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd of July 2025.

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 4-03-29