WARRANTY DEED

Karen Johnson Davidson County
Batch # 1294586 DEEDWARR
07/08/2025 11 21 58 AM 2 pgs
Fees $13 00 Taxes $1,887 00

20250708-0053591

B-JG-25-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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)
Mary Catherine Gray	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**093 16 0U 002.00**
87 Green St	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Indian Land, SC 29707**	
(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, **YELLOW BALL DEVELOPMENT, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY CATHERINE GRAY, SINGLE,** 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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 87B of EIGHTYSEVEN GREEN STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing EIGHTYSEVEN GREEN STREET, a Horizontal Property Regime, of record in Instrument Number 20240829-0066545, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being part of the same property conveyed to Yellow Ball Development GP, A Tennessee General Partnership, by Warranty Deed from Music City Financial, LLC, A Tennessee Limited Liability Company, of record in Instrument No 20210310-0031223, in the Register's Office of Davidson County, Tennessee, dated February 25, 2021 and recorded on March 10, 2021

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KOSCIS SUBDIVISION, as recorded in Plat Book 5190, Page 785
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20240829-0066545
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No 20250401-0024690
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **87 Green St, Nashville, Tennessee 37210**

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 3 DAY OF JULY, 2025.

Yellow Ball Development, GP

By: D & J Properties of Tennessee, LLC
Its Partner

Jeff Gaw
Authorized Member

By: JMR Investments, LLC
Its Partner

Jody Roberts
Member

STATE OF Tennessee
County OF Davidson

On this the 3 day of July, 2025, before me personally appeared Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Chief Manager of D & J Properties of Tennessee, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Chief Manager of D & J Properties of Tennessee, LLC, partner of Yellow Ball Development, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained

Witness my hand and Official Seal this the 3 day of July, 2025

Notary Public
My Commission Expires

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF Tennessee
County OF Davidson

On this the 3 day of July, 2025, before me personally appeared Joseph M. Roberts, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Managing Member of JMR Investments, LLC, Partner of Yellow Ball Development, GP, the within named bargainor, a partnership, and that he as such Managing Member of JMR Investments, LLC, partner of Yellow Ball Development, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained

Witness my hand and Official Seal this the 3 day of July, 2025

Notary Public
My Commission Expires

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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