Karen Johnson Davidson County
Batch# 1300515 DEEDWARR
07/22/2025 09:07:30 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20250722-0057539

Russell J. McCann STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/28/2029 WILLIAMSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2025. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JGP Achiever Infill, LLC	New Owner	**130-09-0-116.00**
3311 Bedford Ave Ste 204		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anthony Joseph Morreale, III, and Maric Austin Morreale as sole heirs and personal representatives of Anthony J. Morreale, Jr., deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JGP Achiever Infill, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 1 on the Plan of Resubdivision of Lots 5, 32 and 33, Block 4, Belle Meade Highlands of record in Instrument No. 20060131-0012128, 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 part of the property conveyed to Anthony J. Morreale, Jr. and spouse, Kay E. Morreale, by Warranty Deed from Ronald A. Stevens, unmarried, of record in Book 11484, Page 159, dated May 14, 1999, in Register's Office for Davidson County, Tennessee. Kay E. Morreale having died April 13, 2024, title vested solely in the survivor: Anthony J. Morreale, Jr., But then Anthony J. Morreale, Jr., died June 23, 2025; leaving as his sole heirs his children: Anthony

Joseph Morreale, III, and Maric Austin Morreale. Anthony J. Morreale, Jr., had executed a contract to sell the property prior to his death and his heirs and personal representatives now fulfill that executory contract in accordance with TCA 66-4-101.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No, 20060131-0012128, in the Register's Office for Davidson, Tennessee.
c. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
d. Sanitary Sewers and/or Storm Drainage Easement of record in Book 6273, Page 700, in the Register's Office for Davidson County, Tennessee.
e. All matters of record in Book 547, Page 180, in the Register's Office for Davidson County, Tennessee.
f. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 412 Page Road, Nashville, TN 37205.

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 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 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 my/our hand(s); We execute this instrument for the purposes stated therein, both as individual heirs of the Decedent and as personal representatives of his estate.

7/21/2025

Anthony Joseph Morreale, III date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Anthony J. Morreale, III, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2025.

Notary Signature

My commission expires:

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

M&H File #: **25-325**

Maric Austin Morreale 7-17-2025

Maric Austin Morreale date

STATE OF New Jersey

COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Maric Austin Morreale, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2025.

Lisa Berman

Notary Signature

My commission expires:

Lisa Berman
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES May 12, 2026

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **25-325**

Certificate of Authenticity

I, Casey Martin, 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

7/21/2025.

Date

Affiant Signature

7/21/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of July, 2025.

Notary's Signature

My Commission Expires: 3-20-2028

Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON