Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-3900

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of August, 2025

Notary Public

Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Karen Johnson
Batch # 1306874
08/08/2025 10:33:40 AM
Fees: $13.00 Taxes: $1,572.13
20250808-0063066
Davidson County
DEEDWARR
2 pgs

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew Marcagi 2021 Jones Circle Nashville, TN 37207	New Owner	071-08-0-126.00

WARRANTY DEED

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, I/WE,

TN Investment Group LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Marcagi, unmarried

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. 159 as shown on the map entitled Joywood Heights, Section 1, of record in Plat Book 1130, Pages 91 thru 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerry W. Jarrett and Deborah M. Jarrett, husband and wife by Warranty Deed from Janice Poe Downs and Lisa Downs Harris, as Joint Tenants of record in Instrument No. 20161201-0126094 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on December 01, 2016.

The said Jerry W. Jarrett died on or about February 14, 2023, leaving Deborah M. Jarrett as the surviving tenant by the entirety.

Being the same property conveyed to TN Investment Group LLC, a Tennessee Limited Liability Company by Warranty Deed from Deborah M. Jarrett, unmarried of record in Instrument No. 20241105-0085774 Register's Office for Davidson County, Tennessee, dated October 31, 2024 and recorded on November 05, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2021 Jones Circle, Nashville, TN 37207

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 so 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 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.

Dated this the 6th day of August, 2025.

TN Investment Group LLC, a Tennessee Limited Liability Company

By:_____
Robert Fletcher, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Kathleen Williams of the state and county mentioned, personally appeared Robert Fletcher, Member of TN Investment Group LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of TN Investment Group LLC, the within named bargainor, a Limited Liability Company, and that such Robert Fletcher, Member of TN Investment Group LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Brentwood, TN, this 6th day of August, 2025.

_____
Notary Signature

Printed Name: Kathleen Williams

My commission expires: 5 10 27

