WARRANTY DEED

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

Karen Johnson
Batch # 1307412
08/11/2025 02:42:39 PM
Fees: $13.00 Taxes: $2,460.50

Davidson County
DEEDWARR
2 pgs

20250811-0063820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2025.

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)
Jacob Morris	same as NEW OWNER	
(NAME)	(NAME)	**119-01-0X-002.00-CO**
301B Oriel Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **3104 MEADE AVENUE, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB MORRIS, A SINGLE MAN,** 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 in Davidson County, Tennessee, being Unit No. 301B on the Plan of 301 Oriel Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240716-0053423, 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 Otis Reeder and wife, Iona M. Reeder by Warranty Deed from Ed A. Beasley and Harry K. Cope, d/b/a Suburban Realty Company of record in Book 3649, page 175, Register's Office for Davidson County, Tennessee, dated November 29, 1963 and recorded on December 02, 1963.

The Said Otis Reeder having died on or about April 30, 1987, vesting Iona M. Reeder as surviving tenant.

The Said Iona M. Reeder a/k/a Ada Ione Morring Reeder having died on or about October 04, 2004.

An Affidavit of Heirship confirming known heirs of Ione Morring Reeder dated 07/01/2024 and recorded on 07/08/2024, in Instrument No. 20240708-0051002, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Brenda K. Peacher by Quit Claim Deed from Rosa Andrews and Linda Gaw of record in Instrument No. 20070129-0011668 Register's Office for Davidson County, Tennessee, dated January 24, 2007 and recorded on January 29, 2007.

Being a portion of the same property conveyed to Mr. George W. Peacher, Jr. by Quit Claim Deed from Mrs. Brenda K. Peacher of record in Instrument No. 20210716-0095633 Register's Office for Davidson County, Tennessee, dated July 14, 2021 and recorded on July 16, 2021.

Being a portion of the same property conveyed to 3104 Meade Avenue, GP, a Tennessee General Partnership by Warranty Deed from George W. Peacher, Jr. of record in Instrument No. 20240708-0051003 Register's Office for Davidson County, Tennessee, dated July 03, 2024 and recorded on July, 08, 2024.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20240716-0053423, Register's Office for Davidson County, Tennessee.

- Declaration of restrictive covenants for stormwater management of record in Instrument Number 20240920-0073107, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301B Oriel Ave, 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 7th DAY OF AUGUST, 2025.

3104 Meade Avenue, GP
a Tennessee general partnership

By: JMR Investments LLC
Its: Partner

By: Jody Roberts
Its: Authorized Agent

By: Little River Ventures, LLC
Its: Partner

By: Matthew McKinney
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph M. Roberts, III, Authorized Agent for JMR Investments LLC, Partner of 3104 Meade Avenue, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent for JMR Investments LLC, Partner of 3104 Meade Avenue, GP, the within named bargainor, a partnership, and that he as such Authorized Agent for JMR Investments LLC, Partner of 3104 Meade Avenue, GP executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7 day of August, 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew A. McKinney, Authorized Agent for Steadfast Group, LLC, Partner of 3104 Meade Avenue, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent for Steadfast Group, LLC, Partner of 3104 Meade Avenue, GP, the within named bargainor, a partnership, and that he/she as such Authorized Agent for Steadfast Group, LLC, Partner of 3104 Meade Avenue, GP executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7 day of August, 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