Karen Johnson
Batch # 1309497
08/13/2025 09:36:00 AM
Fees: $18.00 Taxes: $4,625.00
Davidson County
DEEDWARR
3 pgs
20250813-0064370

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38495-01-2025**	STATE OF TENNESSEE, COUNT The actual consideration or value, w transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me this 12 day of August, 2025. Notary Public My Commission Expires:

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

SEVEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: JGP Achiever Infill, LLC 3811 Bedford Ave, Ste 204 Nashville, TN 37215	**Send Tax Bills To:** JGP Achiever Infill, LLC 3811 Bedford Ave, Ste 204 Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 11713010700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged**The Hash Family Revocable Living Trust Agreement dated February 19, 1997** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JGP Achiever Infill, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3914 Caylor Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of August, 2025.

The Hash Family Revocable Living Trust
Agreement dated February 19, 1997

Richard Glenn Hash, Trustee

Richard Glenn Hash, Trustee

STATE OF COLORADO

COUNTY OF ARCHULETA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Glenn Hash, Trustee of The Hash Family Revocable Living Trust Agreement dated February 19, 1997, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2025.

Steven Wise

Notary Public

My Commission Expires: 06/01/2027

STEVEN WISE
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20234020621
MY COMMISSION EXPIRES JUN 1, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section II, Abbott Martin Estates, as of record in Book 3500, page 68, Register's Office for said County.

Said lot fronts 65 feet on the northeasterly side of Caylor Drive and runs back 272 feet on the northwesterly line and 356 feet on the southeasterly line, to a dead line in the rear, which is a broken line, on which it measures 174.53 feet.

Being the same property conveyed to John H. Hash and wife, Mary B. Hash, by deed dated July 29, 1964 from Ira T. Adams and wife, Martha S. Adams of record in Book 3807, Page 279, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 19, 1997, of record in Book 10355, Page 360, Register's Office for Davidson County, Tennessee, John H. Hash and wife, Mary B. Hash conveyed subject property to John Hoover Hash and Mary Ann Boone Hash, Trustee of the Hash Family Revocable Living Trust Agreement dated February 19, 1997. Mary Ann Boone Hash died on December 27, 2015. John Hoover Hash died on June 20, 2023. Susan Hash Bjerkaas and Debra Hash Ewin and Richard Glenn Hash were appointed Co-Trustees.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 11713010700.
2. All matters appearing on the Plan of record as Plat Book 3500, Page 68, Register's Office for Davidson County, Tennessee.