WARRANTY DEED

Karen Johnson Davidson County
Batch# 1309622 DEEDWARR
08/13/2025 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250813-0064538

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harrison McQuade Irrevocable Trust U/A/D April, 12 2023	New owner	
(NAME) P.O. Box 235	(NAME)	091051E00800CO
(ADDRESS) Jackson, MO 63755	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JPS INVESTMENTS, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Harrison McQuade Irrevocable Trust U/A/D April, 12 2023**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Unit No. 41 on the plan of 2 Aves, as shown on Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of 2 Aves, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180926-0095647, and amended as Instrument Nos. 20190426-0038655, 20190709-0066829, 20200309-0026202, corrected as Instrument Nos. 20200604-0057612, and 20200608-0058500, and Instrument No. 20210319-0036483, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JPS Investments, LLC, a Tennessee limited liability company by Warranty Deed from RSD Vernon and James, LLC, a Tennessee limited liability company of record in Instrument No. 20210330-0041404 Register's Office for Davidson County, Tennessee, dated March 29, 2021 and recorded on March 30, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 523 Vernon Cir Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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, its successors 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 hand this 13th day of August, 2025.

JPS INVESTMENTS, LLC

Jamie C. Beckwith, Sole Member

By: Jamie C. Beckwith, Sole Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared (via Audio/video communication) **Jamie C. Beckwith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Sole Member** of **JPS INVESTMENTS, LLC**, and that she as such **Sole Member**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **JPS INVESTMENTS, LLC**, in her capacity as **Sole Member**.

WITNESS my hand and official seal at office this 13th day of August, 2025.

Matt Deckard

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 August 13, 2025.

Affiant Signature

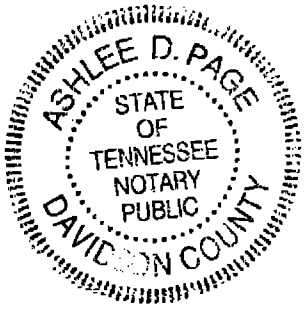
8/13/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of August, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026