WARRANTY DEED

Karen Johnson Davidson County
Batch# 1312000 DEEDWARR
08/20/2025 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250820-0066613

W-AF-25-3221-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-8-2028 (AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
JRG Innovative Concepts, LLC	**NEW OWNER**	
(NAME)	(NAME)	**059-00-0-029.00**
3221 Bray Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **AVERY FIELDS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JRG INNOVATIVE CONCEPTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 as described according to an unrecorded survey by Petty & Petty, Surveyors, dated April 11, 1974, as follows:

Said property begins at an iron pin on the south margin of Bray Drive, said pin being the common northeast corner of the subject property, and the northwest corner of property of W.L. Bainbridge; thence South 7 degrees 22 minutes 57 seconds West, 116.37 feet with Bainbridge, west line to an iron pin; thence South 9 degrees 33 minutes 20 seconds East, 141.14 feet to an iron pin; thence South 38 degrees 11 minutes 47 seconds West, 46.36 feet to an iron pin in the North line of property conveyed to Minnie - Pearl Davis and Walter Davis; thence with Davis north line South 82 degrees 41 minutes West, 499.7 feet to an iron pin; thence with the same bearing 50 feet to a second iron pin; thence North 7 degrees 39 minutes West, 548.03 feet to an iron pin, the north line of the herein described property; thence South 70 degrees 05 minutes 04 seconds East, 137.33 feet to an iron pin; thence North 74 degrees 22 minutes 46 seconds East, 178.66 feet to an iron pin; thence South 23 degrees 44 minutes 28 seconds East, 230.28 feet to an iron pin, the southwest corner of Bray Drive which dead ends into the East line of the herein described thence easterly with the South margin of Bray Drive, 105.01 feet to an iron pin; thence around a curve to the East, with Bray Drive 126.64 feet to the point of beginning and containing 5.48 acres, more or less.

Being the same property conveyed to ECP Development, LLC by Warranty Deed from Leonard Wayne Bogle, dated April 26, 2025 and recorded April 28, 2025 in Instrument No. 20250428-0032459, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Avery Fields by Warranty Deed from Randall Bogle, as court appointed signor for all cotenants, of record in Instrument No. **SEE BELOW, Register's Office of Davidson County, Tennessee. The herein described property is not now nor ever has been the principal place of residence of the grantor herein. **INSTRUMENT NO.** 20250820-0066413

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3221 Bray Drive, Nashville, Tennessee 37218**.

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 15th DAY OF AUGUST, 2025.

Avery Fields

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AVERY FIELDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kirsten Virden, 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 08/15/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/15/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of August, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM