WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

B-C-25-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(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)
Summer Sammon	**Old National Bank**	
(NAME)	(NAME)	**093-16-0U-001.00-CO**
85 Green Street	**P.O. Box 918**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Evansville, IN 47706**	
(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, **YELLOW BALL DEVELOPMENT 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 **SUMMER SAMMON, AN UNMARRIED PERSON,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 87A of EIGHTYSEVEN GREEN STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing EIGHTYSEVEN GREEN STREET, a Horizontal Property Regime, of record in Instrument Number 20240829-0066545, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Yellow Ball Development, GP a Tennessee general partnership by Warranty Deed from Music City Financial LLC, a Tennessee limited liability company dated February 25, 2021 and recorded March 10, 2021 in Instrument No. 20210310-0031223, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 785, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20240829-0066545, 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: **85 Green Street, 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.

Karen Johnson Davidson County
Batch# 1314089 DEEDWARR
08/25/2025 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20250825-0067970

Witness my/our hand(s) this the 21 DAY OF AUGUST, 2025.

Yellow Ball Development, GP

By: D & J Properties of Tennessee, LLC
Its: Partner

By: Jeff Gaw
Its: Authorized Member

By: JMR Investments, LLC
Its: Partner

By: Jody Roberts
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JEFFREY D. GAW, 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 the AUTHORIZED MEMBER OF D & J PROPERTIES OF TENNESSEE LLC, Partner of YELLOW BALL DEVELOPMENT, GP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED MEMBER OF D & J PROPERTIES OF TENNESSEE LLC, Partner of YELLOW BALL DEVELOPMENT, GP.

Witness my hand and official seal, this the 21 of August, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSEPH M. ROBERTS, III, 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 the MANAGING MEMBER OF JMR INVESTMENTS, LLC, Partner of YELLOW BALL DEVELOPMENT, GP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGING MEMBER OF JMR INVESTMENTS, LLC, Partner of YELLOW BALL DEVELOPMENT, GP.

Witness my hand and official seal, this the 21 of August, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

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

True Copy Certification

I, **Denise Woods,** 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 this the 21 day of August, 2025.

Denise Woods
Affiant Signature
Date 8/21/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 10/4/27

