Name and Address of New Owner:
Spencer England
4954 Edmondson Pike, 12
Nashville, TN 37211

Send Tax Bills To:
Spencer England
4954 Edmondson Pike, 12
Nashville, TN 37211

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 147-07-0A-012.00

Karen Johnson Davidson County
Batch# 1317620 DEEDWARR
09/02/2025 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,008.25
20250902-0070065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **J and J Family, LLC, a Wyoming Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Spencer England, a single person**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Site Plan Phase II, Woodlea Place Townhomes of record in Plat Book 9700, Page 52, 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 the same property conveyed to J and J Family, LLC, a Wyoming Limited Liability Company by Warranty Deed dated April 22, 2022 from Claude C. Henderson, unmarried, recorded May 17, 2022 in Instrument No. 20220517-0056391 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of August, 2025.

J and J Family, LLC, a Limited Liability Company

By: Jerry Don McCullough (SEAL)
Jerry Don McCullough, Manager

STATE OF
COUNTY OF

Before me, of the state and county mentioned, personally appeared Jerry Don McCullough, Manager of J and J Family, LLC, 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 Manager of J and J Family, LLC, the within named bargainor, a Limited Liability Company, and that such Jerry Don McCullough, Manager of J and J Family, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office on this 28th day of August, 2025.

Notary Signature

Printed Name: William Riley

My commission expires: 11/08/2027

WILLIAM RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires
November 8, 2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $272,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of August, 2025.

Notary Public
My commission expires:
File No. 2025-8184-MA

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 29, 2025 (date of document)

Regina Sullo

Affiant Signature

August 29, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 29 day of August, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202509020070065