Karen Johnson Davidson County
Batch# 1319004 DEEDWARR
09/05/2025 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20250905-0071138

Warranty Deed

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $170,000.00 Affiant Subscribed and sworn to before me, this the 29th 3rd day of ~~August~~ September, 2025. Notary Public My commission expires: 7-3-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
EJR Incorporated	New Owner(s)	071-01-0H-002.00CO
1048 Jefferson St., Suite B	5070 Drakes Branch Rd.	
Nashville, TN 37208	Nashville, TN 37218	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RJX PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EJR INCORPORATED, A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Lot No. 2 on the Final Subdivision Plat of 411 W. Trinity Lane, of record in Instrument No. 20211210-0164018, Register's Office of Davidson County, Tennesee to which reference is here by mae for a more complete description.

Being part of the same property conveyed to 4021 CP GP, by Warranty Deed from Champion Car Wash, LLC, a Tennessee limited liability company, dated August 6, 2021 and recorded August 10, 2021 in Instrument No. 20210810-0107581, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to RJX Partners, LLC, a Delaware limited liability company by Warranty Deed from 4021 CP GP, a Tennessee general partnership dated October 31, 2023 and recorded November 3, 2023 in Instrument No. 20231103-0086343, Register's Office of Davidson County, Tennessee. Declaration for Homes at 2232 Monticello Drive was terminated and released, recorded as Instrument No. 202504140028315 and recorded April 14, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be **2232 Monticello Drive, Nashville, TN 37207**, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of September, 2025.

RJX Partners LLC, a Delaware Limited Liability Company

By: _____
Jatin A. Shah, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jatin A. Shah, Authorized Signer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signer of RJX Partners LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of September, 2025.

_____
Notary Public

My Commission Expires: 1-24-28

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

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 9/3/25.

Holly A

Affiant Signature

9/3/25

Date

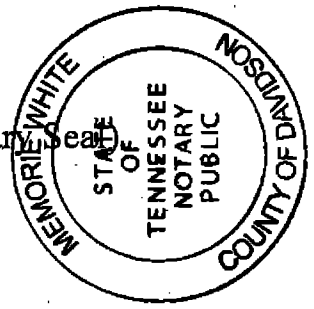
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of September, 2025

Notary's Signature

(Notary Seal)



My Commission Expires: 3-6-29