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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 250651442**<br><br>Karen Johnson Davidson County<br>Batch# 1321559 DEEDWARR<br>09/12/2025 03:11:30 PM 3 pgs<br>Fees: $18.00 Taxes: $8,510.00<br>20250912-0073071 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON ) 38763<br><br>The actual consideration or value, whichever is greater, for this transfer is: $2,300,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 9th day of September, 2025.<br><br>Notary Public<br>My Commission Expires: |

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Nicolo Davidson and Terri Scott<br>4155 Outer Drive<br>Nashville TN 37204 | Send Tax Bills To:<br>LeaderBank<br>864 Massachusetts Ave.<br>Arlington, MA 02476 | Tax Information:<br>Tax Parcel ID No.<br>132-01-0-162.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JGP Achiever Infill, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicolo Davidson and Terri Scott, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4155 on the plan of 4153 Outer Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 4153 Outer Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20240723-0055392, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to JGP ACHIEVER INFILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LARRY A. BLAKLEY, AN UNMARRIED MAN, of record in Instrument No. 20240610-0043130, dated June 6, 2024, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 132-01-0-162.00.

Matters shown on the Plan of record Plat Book 1424, pages 98 and 99 and amended in Book 8260, page 209, said Register's Office.

Restrictive Covenants for SCMs for Regulated Residential Infill contained in instrument of record in Instrument No. 20250715-0055805, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20240723-0055392, said Register's Office.

This is improved property located at 4155 Outer Drive Nashville TN 37204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 2nd day of September, 2025.

JGP Achiever Infill, LLC

By: John Gray Palmer, III, Manager

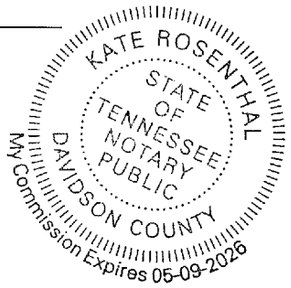
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the State and County aforesaid, personally appeared John Gray Palmer, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager (or other officer authorized to execute the instrument) of JGP Achiever Infill, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Manager has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Manager.

Witness my hand, at office, this 2nd day of September, 2025.

Notary Public

My Commission Expires: _____



**Tennessee Certification of Electronic Document**

I, George Mudter, 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 9/2/25 (date of document).

Affiant Signature

9/12/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of September, 2025.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

