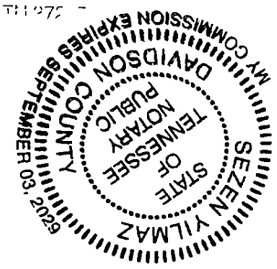
Chapman and Rosenthal Title, Inc
Burton Hills Blvd , Suite 130

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$680,000.00** (Six Hundred Eighty Thousand).

AFFIANT

Subscribed to and sworn before me this 2nd day of October 2025

NOTARY PUBLIC MY COMMISSION EXPIRES

(NOTARY SEAL)

Karen Johnson Davidson County
Batch # 1329887 **DEEDWARR**
10/03/2025 10 09 55 AM 2 pgs
Fees $13 00 Taxes $2,516 00

20251003-0078958

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
JGP Achiever Infill, LLC 3811 Bedfored Ave, Ste 204 Nashville, TN 37215	NEW OWNER	103-03-0-217.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN CAMERON WEIL, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JGP ACHIEVER INFILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 5 on the plan of J.G. Edwards Subdivision, of record in Book 1835, page 17, Register's Office for said County.

Said Lot No. 5 fronts 64.5 feet on the westerly margin of 50th Avenue North and extends back 173.1 feet on the northerly line and 173.15 feet on the southerly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Jeffrey E. Pennig and wife, Cynthia D. Pennig by deed from James Martin Jones and wife, Becky Ann Jones f/k/a Becky Ann Williams of record in Book 7533, Page 99, dated April 29, 1988 and recorded on May 3, 1988, Register's Office for Davidson County, Tennessee. Jeffrey E. Pennig having since died November 22, 2018 leaving Cynthia D. Pennig as surviving tenant by the entirety upon his death.

Being the same property conveyed to John Cameron Weil by deed from Cynthia D. Pennig, unmarried, of record in Instrument No. 20220609-0065817, dated May 23, 2022 and recorded on June 9, 2022, Register's Office for Davidson County, Tennessee.

Being also known as 147 50th Avenue North, Nashville, Tennessee 37209.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is.	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **147 50TH AVENUE NORTH** **NASHVILLE, TN 37209**

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. Whenever 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, this 2nd day of October, 2025

John Cameron Weil

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of October 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Cameron Weil** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 2nd day of October 2025.

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07.03.2028
DAVIDSON COUNTY

Notary Public

Commission Expires