Karen Johnson Davidson County
Batch# 1354419 DEEDWARR
12/04/2025 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $601.25
20251204-0096633

Name and Address of New Owner:
J3C, LLC
420 Elysian Fields Road, B7
Nashville, Tennessee 37211

Send Tax Bills To:
New Owner
14 Valley Dr
Orlinda, CA 94563

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-25-4328

Map & Parcel No: 133-14-0A-026-00

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, **Michael P. Foley, unmarried**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **J3C, LLC, a California Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B-7 of The Village at Grassmere f/k/a Oakcrest Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5884, Page 960, as amended in Book 9559, Page 939 and Instrument No. 20041102-0131823, and as amended and restated in Instrument No. 20070301-0025595, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, as set forth in said Master Deed. Reference is hereby made to the plan of Oakcrest Condominium, as shown on plat of record in Plat Book 5200, Page 413, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to Nancy F. Foley, unmarried, and Michael P. Foley, unmarried, by Warranty Deed from Luke Remington Porter, married, of record in Instrument No. 20160310-0023113 Register's Office for Davidson County, Tennessee, dated March 4, 2016 and recorded on March 10, 2016.

Being the same property conveyed to Michael P. Foley, an individual by Quitclaim Deed from Nancy F. Foley of record in Instrument No. 20200820-0093735 Register's Office for Davidson County, Tennessee, dated July 28, 2020 and recorded on August 20, 2020.

Being the same property conveyed to Nancy F. Foley, an individual, by Life Estate Deed from Michael P. Foley of record in Instrument No. 20200820-0093736 Register's Office for Davidson County, Tennessee, dated August 12, 2020 and recorded on August 20, 2020.

Being the same property conveyed to Michael P. Foley, unmarried, by Quitclaim Deed from Michael P. Foley, unmarried, as to life estate interest, and Nancy F. Foley, unmarried, as to the remainder interest, of record in Instrument No. 20240801-0058421 Register's Office for Davidson County, Tennessee, dated July 28, 2024 and recorded on August 1, 2024.

Being improved property known as **420 Elysian Fields Road, B7, Nashville, TN 37211.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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

Grantor covenant that he 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. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of December, 2025.

_____(SEAL)
Michael P. Foley

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael P. Foley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of December, 2025.

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

Notary Public Michael J O'Sullivan
My commission expires:
2/15/30

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 $162,500.00, 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
2nd day of December, 2025.

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

_____
Notary Public
My commission expires:_____

Certificate of Authenticity

I, Pam Autry, 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 **December 1, 2025**.

Date

Affiant Signature

December 1, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **December**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)