Karen Johnson Davidson County
Batch# 1356628 DEEDWARR
12/11/2025 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20251211-0098467

Name and Address of New Owner:
JGH Holdings LLC
403 School Pass
Madison, TN, 37115

Send Tax Bills To:
JGH Holdings LLC
1248 Neelys Bend Road
Nashville, TN 37115

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-25-4266

Map & Parcel No: 05216009100

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, **Sheryl Gentry, Executrix of the Estate of Mary Ann Carter, deceased,** "the Grantor," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **JGH Holdings LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Marlin Meadows, Section IV, of record in Plat Book 2133, Page 66 and 67, 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 Nell W. Burchard by Warranty deed from Jesse W. Brown and wife, Diane D. Brown, and Janris A. Brown, of record in Book 8125, Page 212, Register's Office for Davidson County, Tennessee, dated May 30, 1990 and recorded on June 6, 1990. The said Nell W. Burchard died on or about December 30, 2010. Her will being probated in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 18P1332. The subject property being vested in Mary Ann Carter, of record in Instrument No. 20180914-0091483, said Register's Office. The said Mary Ann Carter died on or about July 9, 2025. Her will being probated in the Chancery Court for Robertson County, Tennessee, Docket No.CH25-CV-323.

Being improved property known as **403 School Pass, Madison, Tennessee, 37115.**

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 they is lawfully seized and possessed of said real estate, have 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 have caused this Warranty Deed to be executed on the 10th day of December, 2025.

The Estate of Mary Ann Carter, Deceased

By: _____, executrix (SEAL)
Sheryl Gentry, Executrix

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 Sheryl Gentry, Executrix of The Estate of Mary Ann Carter, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of December, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 11/28/27

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 $280,000.00, 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
10th day of December, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 11/28/27

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 12-10-25.

Affiant Signature 12-10-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of December, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON