WARRANTY DEED

Karen Johnson Davidson County
Batch# 1362092 DEEDWARR
12/29/2025 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $6,493.50
20251229-0102946

B-JMR-25-3320

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson KH

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,755,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/28/26
(AFFIX SEAL)

KIRK HUNNICUTT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Richard Shawn Clark	United Wholesale Mortgage	
(NAME)	(NAME)	
3320 Park Avenue	585 South Boulevard E.	**092 13 0 098.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JMR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD SHAWN CLARK, A SINGLE MAN, AS SOLE OWNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 5 of Block 6 on the Map of CHARLOTTE PARK 2ND ADDITION, as of record in Plat Book 57, Pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said lot fronts 50 feet on the North side of Park Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to JMR Investments, LLC, by Warranty Deed from Howard E. Hudgins, Unmarried, of record in Instrument No. 20240520-0037459, in the Register's Office of Davidson County, Tennessee, dated May 15, 2024, and recorded on May 20, 2024.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK 2ND ADDITION, as recorded in Plat Book 57, Page 160 and 161.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential InFill recorded in Instrument No. 20240828-0066270.
- Charter for Charlotte Park Owners Association, Inc. recorded as Instrument No. 20200710-0075846.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3320 Park Avenue, Nashville, Tennessee 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. 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.

Witness my/our hand(s) this the 19 DAY OF DECEMBER, 2025.

JMR Investments, LLC

BY: Joseph M Roberts III

Joseph M. Roberts, III
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSEPH M. ROBERTS, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGING MEMBER of JMR INVESTMENTS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGING MEMBER.

Witness my hand and official seal, this the 19th of December, 2025.

Notary Public
My Commission Expires:
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Tonya Thomas, 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 12-19-25 (date of document).

Tonya Thomas
Affiant Signature

12-23-25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of December, 2025.

Notary's Signature

LESLIE DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES DECEMBER 05, 2026

MY COMMISSION EXPIRES: 12-5-26