RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1365022
01/05/2026 10:22:50 AM
Fees: $13.00 Taxes: $3,700.00

Davidson County
DEEDWARR
2 pgs

20260105-0000200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

JOSEPH WHITE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires May 28, 2029

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RJH Properties, LLC	Same as New Owner	
(NAME)	(NAME)	132-01-0-122.00
4029 Outer Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CREI VENTURES LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RJH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, 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. 56 on the Plan of Rolling Meadows of record in Plat Book 1424, Pages 98 and 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 104 feet on the westerly side of Outer Drive and runs back between parallel lines, 195 feet to a dead line, measuring 104 feet thereon.

Being the same property conveyed to Lem Jones and wife, Rebecca D. Jones by Warranty Deed from Harold Alfred Wise, unmarried, Estill S. Ellis and wife, Anne C. Ellis of record in Book 3507, Page 173, Register's Office for Davidson County, Tennessee, dated February 26, 1963 and recorded on February 28, 1963.

The said Lem Jones aka Lemuel Russell Jones died on or about April 14, 1976.

The said Rebecca D. Jones aka Rebecca Dement Jones died on or about August 07, 1990, survived by children Richard R. Jones and Lem Dale Jones according to Affidavits of Heirship of record in Book 11376, Page 861, Book 11376, Page 863 and Book 11376, Page 864, Register's Office for Davidson County, Tennessee.

The said Richard R. Jones aka Richard Rhea Jones died on or about May 31, 2021.

The said Lem Dale Jones aka Lemuel Dale Jones died on or about May 16, 2025. See Docket No. 2025PR-448, Probate Division of the Chancery Court for Sumner County, Tennessee.

Being the same property conveyed to Shellie Nicole Jones Bryant, Trustee of the Family Trust FBO Of Jean Tempie Jones by Executor's Deed from Shellie Nicole Jones Bryant, Executor for the Estate of Lem Dale Jones of record in Instrument No. 20251125-0094123, Register's Office for Davidson County, Tennessee, dated November 21, 2025 and recorded on November 25, 2025.

JW2025-1663

Being the same property conveyed to CREI Ventures, LLC by Warranty Deed of record in Instrument No. 20260105-0000196, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4043 Outer Dr, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30th day of December, 2025

CREI VENTURES LLC

BY: _____

BRAD BARS, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Brad Bars, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of CREI Ventures, LLC, and that he as such Member of CREI Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of CREI Ventures, LLC.

Witness my hand and official seal this 30th day of December, 2025.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public

JW2025-1663