BOX 10-A (1)

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1375527 DEEDWARR
02/03/2026 02:46:13 PM 2 pgs
Fees: $13.00 Taxes: $3,089.50

20260203-0007579

MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY My Commission Expires 3/5/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF January, 2026.

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
Clifton Development, LLC	NEW OWNER	
(NAME)	(NAME)	
206 Ben Allen Road Unit 7		117 12 0 027.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, WE, **JER III PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLIFTON DEVELOPMENT, 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. 19 and the Easterly 8 feet front and 8.4 feet rear of Lot No. 18 on the Final Plan of HAWTHORNE SUBDIVISION as of record in Plat Book 1424, Page 22, R.O.D.C., Tennessee.

Said Lot 19 and the Easterly part of Lot No. 18 front, together 87.9 feet on the Northerly side of Clifton Avenue and runs back 161.7 feet on the Easterly line and 189 feet, more or less, on the Westerly line, to a dead line, measuring 73.4 feet thereon.

Being the same property conveyed to JER III Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Patrick S. Boyd and Margaret B. Boyd, Husband and Wife, of record in Instrument No. 20200123-0008256, in the Register's Office of Davidson County, Tennessee, dated January 22, 2020 and recorded on January 23, 2020.

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 1306 Clifton Lane, Nashville, TN 37215
(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 23rd day of January, 2026

JER III PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: James Ed Rice III

JAMES ED RICE, III, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared James Ed Rice, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of JER III Properties, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company and that he as such the sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 23 day of January, 2026.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public