This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-7993-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,688,375.00.

Karen Johnson Davidson County
Batch # 1377405 DEEDWARR
02/09/2026 11:37:16 AM 2 pgs
Fees: $13.00 Taxes: $9,946.99
20260209-0009382

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2026.

Notary Public
My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Devin Carty and Jessica Carty<br>4410 Colorado Avenue<br>Nashville, TN 37209 | Bank of Springfield<br>301 N 2nd Street<br>Springfield, IL 62702 | 103 04 0 228.00 |

# WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **JTM Group, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Devin Carty and Jessica Carty, husband and wife** (individually and/or collectively, "Grantee"), 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 12, Block 16, as shown on the map entitled A PART OF SYLVAN PARK, of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JTM Group, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Ronald Throneberry, unmarried, of record in Instrument No. 20240415-0026617, in the Register's Office of Davidson County, Tennessee, dated April 12, 2024, and recorded on April 15, 2024.

This is improved property located at: **4410 Colorado Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 executed this instrument on this 3rd day of February, 2026.

GRANTOR:

JTM Group, LLC, a Tennessee Limited Liability Company

By: _____
Justin Miller, Member

By: _____
Tara Miller, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Justin Miller and Tara Miller, within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of JTM Group LLC, the maker, and as such members of JTM Group, LLC, is authorized to execute the forgoing instrument for the purposes of therein contained.

WITNESS my hand and seal at office this 3rd day of February, 2026.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-21-26