WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1390596 DEEDWARR
03/10/2026 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260310-0018812

File #26-TL-0732-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Natalie A Fletcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF March, 2026.

M. Lam
Notary Public
MY COMMISSION EXPIRES: 11/22/2029

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Natalie A. Fletcher	New Owner	
(NAME)	(NAME)	060 11 0B 013.00
732 Cottage Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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,

JPS 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

NATALIE A. FLETCHER, a Single person

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:

Land in Davidson County, Tennessee, being Unit No. 13 on the Plan of COTTAGE PARK, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20151203-0122006 and amended in Instrument No. 20160126-0007567 and Instrument No. 20160928-0102452, 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 Jamie Beckwith, a single woman, by Warranty Deed from Vinit Rai, a single man, of record in Instrument No. 20200925-0110245, in the Register's Office of Davidson County, Tennessee, dated September 24, 2020 and recorded on September 25, 2020.

Being the same property conveyed to JPS Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jamie Beckwith, of record in Instrument No. 20210203-0015935, in the Register's Office of Davidson County, Tennessee, dated September 30, 2020 and recorded on February 03, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151203-0122006, as amended in Instrument No. 20160126-0007567 and Instrument No. 20160928-0102452.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150317-0022957 and Instrument No. 20161005-0105304.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3984, Page 727.
* Easement for Natural Conservation, recorded in Instrument No. 20161005-0105105.
* Easement for Drainage, recorded in Instrument No. 20161005-0105145.
* Easement for Access, recorded in Instrument No. 20211213-0164878.
* Easement for Storm, recorded in Instrument No. 20240328-0021666.
* Common Open Space Deed recorded as Instrument No. 20150414-0032936 and Instrument No. 20150429-0038440.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X__ improved property known as: 732 Cottage Park Drive, Nashville, TN 37207.

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 6th day of March, 2026.

JPS Investments, LLC, a Tennessee Limited Liability Company

By:_____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

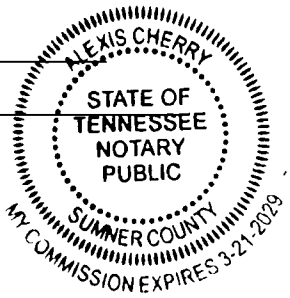
Before me, Alexis Cherry of the state and county mentioned, personally appeared Loy Carney, Authorized Agent of JPS Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of JPS Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Loy Carney, Authorized Agent of JPS Investments, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN, this 6th day of March, 2026.

_____
Notary Signature

Printed Name:_____

My commission expires:_____



Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/6/2026 (date of document).

Affiant Signature

3/6/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6 day of March, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL