Karen Johnson Davidson County
Batch# 1391532 DEEDWARR
03/11/2026 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260311-0019438

# WARRANTY DEED

STATE OF TN, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00.

*Affiant*

Subscribed and sworn to me on 03/11/26.

NOTARY PUBLIC

My Commission Expires:

AMANDA MAYNOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-07-2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| JMJ Enterprises Inc.<br>P.O. Box 4151<br>Cartersville, GA 30121 | Same as New Owner | 070-02-0-026.**00** |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Adam Kirincich, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto JMJ Enterprises Inc., a Tennessee Corporation, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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

Being parts of Lot Numbers 12 and 13 on the Map of SARAH A MCINTOSH'S SUBDIVISION of certain lots in the Old Daniel Young Tract, as of record in Plat Book 332, page 71, Register's Office for said County, more particularly described as follows:

Beginning at the Easterly margin of the new highway on the Southern line of said Lot No. 12; thence South 89 degrees East 431 feet, more or less, to an elm in the Southerly line of said Lot No. 13; thence North 55 1/2 degrees East 150 feet, more or less, to a point in the Southeasterly line of said Lot No. 13; thence South 90 degrees West and parallel with and 100 feet Northerly from the Southern lines of said Lots Numbers 12 and 13; 535 feet more or less, to a point in the Easterly margin of said highway, thence South 22.5 degrees West, with the Easterly margin of said highway. 130 feet more or less in the beginning.

Being the same property conveyed to Adam Kirincich, a single man, by Warranty Deed from TMT Development LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20201030-0126787, in the Register's Office of Davidson County, Tennessee, dated October 22, 2020, and recorded on October 30, 2020.

This is improved property known as 2812 Buena Vista Pk, Nashville, Tennessee 37218.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said

land to the said GRANTEE, its successors 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 03/11/2026.

Adam Kirincich

Adam Kirincich

**STATE OF** Virginia

**COUNTY OF** Prince William County, VA

On 03/11/2026, before me personally appeared Adam Kirincich, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 03/11/2026.

Mark Christopher Hewitt

NOTARY PUBLIC 8049360

My Commission Expires: 02/28/2027

COMMONWEALTH OF VIRGINIA · NOTARY PUBLIC · ELECTRONIC

Mark Christopher Hewitt

REGISTRATION NUMBER
8049360
COMMISSION EXPIRES
February 28, 2027

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Mandy Maynor, 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

March 11, 2026.

Date

Affiant Signature

March 11, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of March, 2026.

Notary Signature

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

My Commission Expires: _____