Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 180
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1397620
03/26/2026 09:50:14 AM
Fees: $13.00 Taxes: $1,591.00

Davidson County
DEEDWARR
2 pgs

20260326-0023977

File #26-TC-0743-C

(SEAL)
HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

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)
Megan Hutchins	NEW OWNER	
(NAME)	(NAME)	**060 11 0B 061.00**
743 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 PROPERTIES, 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

MEGAN HUTCHINS, UNMARRIED WOMAN,

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. 61 on the Plan of Cottage Park, a Horizontal Property Regime With Private Elements as established by Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151203-0122006, as amended in 20160126-0007567, as 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 JPS Properties LLC, by Warranty Deed from Scott D. Johnson and Christen C. Johnson, husband and wife, of record in Instrument No.20211221-0168766, in the Register's Office of Davidson County, Tennessee, dated December 15, 2021 and recorded on December 21, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cottage Park, a Horizontal Property Regime, as recorded in Instrument No. 20151203-0122006.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151203-0122006, and as amended in Instrument No. 20160126-0007567 and Instrument No. 20160928-0102452.
* Declaration of Restrictions and Covenants for Stormwater Facilities Systems recorded at Instrument No. 20150317-0022957 in the Register's Office for Davidson County.
* Charter for Cottage Park Homeowners Association recorded as Instrument No. 20151203-0122006.
* By Laws for Cottage Park Homeowners Association recorded as Instrument No. 20151203-0122006.
* Conveyance to Cottage Park Homeowner Association, Inc. recorded at Instrument No. 20150414-0032936 and Instrument No. 20150429-0038440 in the Register's Office for Davidson County.
* Conveyance from Pine Ridge Homeowner Association (who owns parcel 42.00) to D225, LLC recorded at Instrument No. 20150223-0015245 in the Register's Office for Davidson County.
* Agreement for Dedication of Easement for Natural Conservation Easement as set forth in instrument recorded in Instrument No. 20161005-0105105.
* Agreement for Dedication of Easement for Drainage Easement as set forth in instrument recorded in Instrument No. 20161005-0105145.
* Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set forth in Instrument No. 20161005-0105304 in the Register's Office for Davidson County.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **743 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 24th day of March, 2026.

JPS Properties, LLC, a Tennessee Limited Liability Company

By:_____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, S. Denise Woods of the state and county mentioned, personally appeared Loy Carney, Authorized Agent of JPS Properties, 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 Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Loy Carney, Authorized Agent of JPS Properties, 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 Davidson County, this 24th day of March, 2026.

S. Denise Woods
Notary Signature

Printed Name: S. Denise Woods

My commission expires:_____

