Karen Johnson Davidson County
Batch# 1402232 DEEDWARR
04/06/2026 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,377.25
20260406-0027475

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $642,500.00.

B. Cortez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF APRIL, 2026.

Jade Floyd
Notary Public

MY COMMISSION EXPIRES: 05/14/2027
(AFFIX SEAL)

JADE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

B-JMR-26-926

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie Beuter Rathlef and Preston Hayden	New Owners	
(NAME)	(NAME)	**072-13-0H-001.00-CO**
926 West Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **J&U REALTY, GP, A GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE BEUTER RATHLEF AND PRESTON HAYDEN, WIFE AND HUSBAND,** 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. A on the Plan of Ninetwentyeight West Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20241105-0085756, 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 a portion of the same property conveyed to J&U Realty, GP by Quitclaim Deed from JMR Investments, LLC of record in Instrument No. 20251105-0088350 Register's Office for Davidson County, Tennessee, dated November 4, 2025 and recorded on November 5, 2025.

This conveyance is subject to:
- Taxes for the year 2026, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 5, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20241105-0085756, Register's Office for Davidson County.
- Assignment of Developer's Rights under Declaration of Covenants, Conditions and Restrictions for Ninetwentyeight West Avenue of record in Instrument Number 20251105-0088351, Register's Office for Davidson County, Tennessee.
- Charter of the Ninetwentyeight West Avenue Homeowners Association, Inc. of record in Instrument Number 20241114-0088931, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20251114-0091078, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **926 West Ave, Nashville, Tennessee 37206**.

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 3rd DAY OF APRIL, 2026.

J&U Realty, GP

BY: _____
Cade Uehling
Partner

JMR Investments, LLC
Partner

BY: _____
Joseph M. Roberts, III, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CADE UEHLING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd Day of April, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the MEMBER of JMR INVESTMENTS, LLC, Partner of J&U REALTY, GP, the within named bargainor, a partnership, and that he as such MEMBER of JMR INVESTMENTS, LLC, partner of J&U REALTY, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 2nd Day of April, 2026.

_____
Notary Public
My Commission Expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 April 2, 2026.

YM

Signature

April 2, 2026

State of Tennessee

County of Williamson,

Sworn to and subscribed before me this 2nd day of April, 2026.

Jade Floyd

Notary's Signature

My Commission Expires: 05/14/2027

