# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1409793 DEEDWARR
04/22/2026 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260422-0033276

File #26-TC-2059-C

(SEAL)

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$425,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 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 OF NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **Connor Hunt** (NAME) | **Old National Bank** (NAME) | |
| **2059 Oakwood Avenue** (ADDRESS) | **P.O. Box 918** (ADDRESS) | **072 01 0A 019.00** |
| **Nashville, TN 37207** (CITY) (STATE) (ZIP) | **Evansville, IN 47706** (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

**CONNOR HUNT, 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 19 of OAKWOOD TOWNHOMES, being Private Elements within a Tennessee Horizontal Property Regime established pursuant to the Tennessee Horizontal Property Act, Tennessee Code Annotated Section(s) 66-27-101, et. seq. by Master Deed of record in Instrument No. 20190722-0071772, in the Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20200128-0010170, in said Register's Office, and as further amended in Instrument No. 20200720-0079530 in said Register's Office, and as described in said Master Deed, as amended, and depicted in the Plat being Exhibit A1 to the Master Deed, to which Master Deed, as amended, and Plat reference is made for a more complete and accurate description and depiction of said Units and the rights, privileges and responsibilities attendant to ownership thereof, including, without limitation, the entitlements of said Units with respect to Common Elements and Limited Common Elements, if any, as described by said Master Deed as amended and depicted by said Plat.

Being the same property conveyed to Jamie Beckwith, unmarried, by Warranty Deed from Jones Construction, LLC, of record in Instrument No. 20200918-0107219, in the Register's Office of Davidson County, Tennessee, dated September 18, 2020 and recorded on September 18, 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. 20210203-0015934, 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.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION PLAT RESUBDIVISION & CONSOLIDATION OAKWOOD DEVELOPMENT, as recorded in Instrument No. 20190211-0012586 and Resubdividing the Instrument No. 20180426-0039225.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing OAKWOOD TOWNHOMES Condominium of record in Instrument No. 20190722-0071772, as Amended in Instrument No. 20200128-0010170 and Instrument No. 20200720-0079530; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement for Transmission Line, recorded in Book 787, Page 57.
* Easement for Access and Utility, recorded in Instrument No. 20180427-0039850, as Amended in Instrument No. 20190228-0018252 and Scrivener's Affidavit recorded in Instrument No. 20190228-0018362.
* Easement for Access, recorded in Instrument No. 20210310-0031891.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **2059 Oakwood Avenue, 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 **21st** day of **April, 2026**.

JPS Investments, LLC, a Tennessee Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

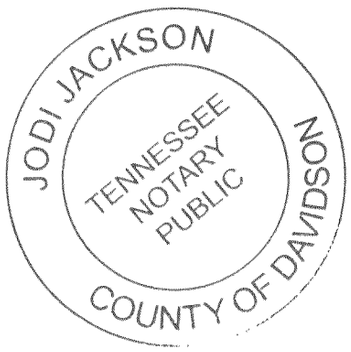
Before me personally appeared LOY CARNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be AUTHORIZED AGENT of JPS Investments, LLC, the within named bargainor, a Limited Liability Company, and that he, as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of such company as AUTHORIZED AGENT.

Witness my hand and seal, at office, this 21st day of April, 2026.

_____
Notary Signature

Printed Name: Jodi Jackson

My commission expires: 10/4/27



**True Copy Certification**

I, **Jodi Jackson,** 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 this the 21 day of April, 2026.

Affiant Signature
Date 4/21/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027