WARRANTY DEED

Karen Johnson
Batch # 1410534
04/23/2026 03:09:11 PM
Fees: $13.00 Taxes: $2,987.75

Davidson County
DEEDWARR
2 pgs

20260423-0034551

Y-B-26-915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $807,500.00.

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-28

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

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)
Fares Ali	**JPMorgan Chase Bank, N.A.**	
(NAME)	(NAME)	**105-09-0-375.00**
915 Wedgewood Avenue	**3415 Vision Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Columbus, OH 43219**	
(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, **CJ MANAGEMENT & CONSULTING, 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 **FARES ALI, UNMARRIED,** 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 Lot No. 2 on the Plan of Edgehill Estates, Section 48 of record in Plat Book 4595, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot no. 2 fronts 50.00 feet on the southerly side of Wedgewood Avenue (formerly Grove Avenue) and extends back 109.67 feet on it's easterly line, 133.02 feet on it's westerly line, to a line in the rear on which it measures 55.20 feet.

Being the same property conveyed to CJ Management & Consulting LLC, a Tennessee Limited Liability Company by Warranty Deed from Earline McGhee Green, Executrix of the Estate of Bernice McGhee Street Mitchell, Earline McGhee Green, Jennifer Denise Mitchell Kelso, Michael Street, Sheila Street, Joseph L. Street, Jr., Shantara Street Gooch, Shaneika Street, Quenshay Hackney, and Joseph Dontez Franklin of record in Instrument No. 20251105-0088052, Register's Office for Davidson County, Tennessee, dated October 31, 2025 and recorded on November 05, 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 4595, Page 9, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee.
- Restrictions and Agreements as set out in deed of record in Book 4613, Page 113, in the 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: **915 Wedgewood Avenue, Nashville, Tennessee 37203**.

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 21 DAY OF APRIL, 2026.

CJ Management & Consulting, LLC

BY: _____
Christopher Jones
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER JONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of CJ MANAGEMENT & CONSULTING, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of April, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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