Karen Johnson Davidson County
Batch# 1417897 DEEDWARR
05/08/2026 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $4,033.00
20260508-0041540

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION NINETY THOUSAND AND 00/100 (1,090,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF MAY, 2026. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
1226 MARTIN STREET, LLC (NAME)	**NEW OWNER** (NAME)	**105 07 1E 002.00**
1226 MARTIN STREET, UNIT # 2 **NASHVILLE, TN 37203** (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 6th day of May, 2026, the undersigned, **JD CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **1226 MARTIN STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1226 MARTIN STREET, UNIT # 2, NASHVILLE, TN 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for HOMES AT 1226 MARTIN STREET, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180109-0002932, as amended in Instrument No. 20190328-0028076, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JD Capital LLC, a Tennessee limited liability company, by Warranty Deed from 1226 Martin Street LLC, a Kansas limited liability company, of record in Instrument No. 20240404-0023686, in the Register's Office of Davidson County, Tennessee, dated April 02, 2024 and recorded on April 04, 2024.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of May, 2026.

GRANTOR: JD CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY
BY: JEFFREY DEVRIES
ITS: PRESIDENT

Pres. Dat

STATE OF Iowa)
COUNTY OF Marion)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JEFFREY DEVRIES** with who I am personally acquainted, and who upon oath acknowledged themself to be the President of **JD CAPITAL LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **JD CAPITAL LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said President, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as President.

WITNESS my hand, at office, on this 6th day of May, 2026.

Notary Public

10/3/2026
My Commission Expires

STEVEN T BROWN
Notarial Seal - Iowa
Commission Number 851186
My Commission Expires Oct 3, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 May 6, 2026

Affiant Signature

May 6, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 6 day of May, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY