WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2026.

Notary Public

COMMISSION EXPIRES: 9-7-2026

BARBARA A. MCGINITY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1420832 DEEDWARR
05/14/2026 02:13:30 PM 2 pgs
Fees: $13.00 Taxes: $407.00
20260514-0043550

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jones Custom Cabinetry, LLC	NEW OWNER	P/O 044 110 197.00
(NAME)	(NAME)	
3732 Moss Rose Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ROI Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jones Custom Cabinetry, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, a Private Element, of Cottages at Jones Bend Pointe, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20260508-0041674 in the Register's Office for Davidson County, Tennessee, to which Master Deed and its exhibits reference is hereby made for a more complete description of the Unit and the associated rights of the Unit Owner in the Common Elements, if any, and/or Limited Common Elements, if any.

Being a part of the same property conveyed to ROI Properties, LLC by Warranty Deed from James Michael Pope, unmarried, dated April 1, 2026 and recorded on April 2, 2026 in Instrument No. 20240402-0026283 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to JAMES MICHAEL POPE, by virtue of a Quitclaim Deed from Mary Katherine Weatherly f/k/a Mary K. Pope, of record in Instrument No. 20120713-0061527, dated July 12, 2012, recorded July 13, 2012, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Unimproved property, known as 601 Jones Street, Unit B (House Number) (Street) (P.O. Address) Old Hickory, TN (City or Town) 37138 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 13th day of May, 2026

ROI Properties, LLC, a Tennessee Limited Liability Company

By: _____
Steven Henry, Sole Member

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Steven Henry**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his** oath acknowledged **himself** to be a **Sole Member** of **ROI Properties, LLC, a Tennessee limited liability company**, the within named bargainor, and that **he** as such **Sole Member** executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said **Steven Henry** as such **Sole Member.**

WITNESS my hand and seal this 13th day of May, 2026.

_____
Notary Public

Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Anthony N. Greco, 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 the 13th day of May, 2026.

_____ 05/ 13 /2026
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 13th day of May, 2026.

_____
Notary Public

Commission Expires: July 17,2027

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027