Karen Johnson Davidson County
Batch# 1421767 DEEDWARR
05/18/2026 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20260518-0044357

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $369,900.00

_____ Affiant Signature

Subscribed and sworn to before me on this the 13 Day of MAY, 2026.

_____
Notary Public
My Commission expires 1/22/30

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
JS40 Investments LLC
1013 Summercrest Court
Nashville, TN 37013

SEND TAX BILLS TO:
JS40 Investments LLC
1013 Summercrest Court
Nashville, TN 37013

MAP AND PARCEL NUMBER: 08612003400

WARRANTY DEED
26NT00933

Effective the 13 Day of MAY, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Corinne Kara Thorp and Jacqueline Irene Winright, as joint tenants with rights of survivorship

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JS40 Investments LLC, a Tennessee limited liability company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

A certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being known as Lot No. 34 on the Plan of Hermitage Woods, Section 3A of record in Plat Book 5200, page 161, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Corinne Kara Thorp and Jacqueline Irene Winright, as joint tenants with rights of survivorship by Quitclaim Deed from The Moschella Family Trust dated January 30, 1995 as recorded 12/31/2025 in Book NA at Page NA as Document 20251231-0104385.

Commonly Known As: 1212 Tulip Grove Rd, Hermitage, TN 37076-2669

Tennessee Certification of Electronic Document

I, Justin Foster 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 5.13.26 (date of document).

Affiant Signature

5.13.26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 of May, 26

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10.25.2027

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 and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the _____ day of 5/13/26, _____

Corinne Kara Thorp DIGITALLY SIGNED 05/13/2026 09:16 AM CDT

Corinne Kara Thorp

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Corinne Kara Thorp**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. DIGITALLY SIGNED 05/13/2026 09:37 AM CDT

Notary Public

My Commission expires: _____/_____/_____

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Jacqueline Irene Winright DIGITALLY SIGNED 05/13/2026 09:22 AM CDT

Jacqueline Irene Winright

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jacqueline Irene Winright**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. DIGITALLY SIGNED 05/13/2026 09:37 AM CDT

Notary Public

My Commission expires: _____/_____/_____

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®