Karen Johnson
Batch # 1435783
06/18/2026 10:10:38 AM
Fees: $13.00 Taxes: $2,682.50
Davidson Count
DEEDWARI
2 pgs
20260618-0055371

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554516**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, which for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2026. Notary Public My Commission Expires: 11·8·2028

ANNA FILIPIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: JGP Achiever Infill, LLC 3811 Bedford Ave, Ste 204 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-04-0-225.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason J. Leiss and Mary C. Leiss, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JGP Achiever Infill, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Map of a Part of Sylvan Park, of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JASON J. LEISS AND WIFE, MARY C. LEISS, by deed from RICHARD DAVID TODD AND TERESA KENT TODD, HUSBAND AND WIFE, of record in Instrument No. 20140214-0012933, dated February 13, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 103-04-0-225.00.

Matters shown on the Plan of record in Plat Book 332, page 104, said Register's Office.

This is improved property located at 4404 Colorado Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2026.

Jason J. Leiss

Mary C. Leiss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason J. Leiss and Mary C. Leiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2026.

Notary Public

My Commission Expires: 11·8·2028

ANNA FILIPIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY