Karen Johnson Davidson County
Batch# 1438556 DEEDWARR
06/26/2026 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20260626-0057992

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 06/04/2026 Notary Public MY COMMISSION EXPIRES: 11/20/29 (AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE

File #26-6099

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TLC Properties, LLC	TLC Properties, LLC	106-14-0-214.00
1993 Southerland Drive Nashville, TN 37207	SAME	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J2K Builders, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TLC Properties, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the Final Plat of Revision 1, Plus Park, Resubdivision of Lot 21, Section 17, of record in Instrument No. 20210924-0128835, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to J2K Builders, LLC, by Warranty Deed from The Volunteer Building, a Tennessee Partnership, dated August 17, 2018, of record in Instrument No. 20180817-0081934, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☒
This is improved ☐ property, known as **317 Plus Park Blvd, Nashville, TN 37217**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, 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. 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.

IN WITNESS WHEREOF, this instrument has been executed on this the 4th day of June 2026.

J2K Builders, LLC

James T. McLean, Chief Manager

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James T. McLean, Sr.** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the **Chief Manager for J2K Builders, LLC,** and has executed the foregoing instrument on behalf of **J2K Builders, LLC**.

Witness my hand and official seal on this the 4th day of June 2026

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-28-2026

NOTARY PUBLIC

My Commission Expires:

Tennessee Certification of Electronic Document

I, TONYA THOMAS, 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 6/4/26 (date of document).

Tonya Thomas
Affiant Signature

6/4/26
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 4th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY