Karen Johnson Davidson County
Batch# 1440684 DEEDWARR
06/30/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260630-0059211

Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **JNS Real Estate Holdings, LLC, a Tennessee limited liability company,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Advanta Trust Company, Inc., FBO Joshua Fink IRA #8008297,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Stratton Heights of record in Plat Book 1835, Page 13, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 85 feet on the Westerly side of Gibson Drive and extends back between parallel lines 190 feet to a deal line, measuring 85 feet thereon.

BEING the same property conveyed to JNS Real Estate Holdings, LLC by deed dated February 17, 2017 of recorded in Instrument No. 20170227-0019410, Register's Office of Davidson County, Tennessee.

Map & Parcel: 051-07-0-057.00

Property Address: 1100 Gibson Drive, Madison, TN 37115

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Davidson** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 24 day of **June, 2026**.

JNS Real Estate Holdings, LLC

Nicole Strain, Member

Nicole Strain, Managing Member

STATE OF **TENNESSEE**
COUNTY OF **MAURY**

Personally, appeared before me, the undersigned, Nicole Strain, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Managing Member of JNS Real Estate Holdings, LLC., and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 24 day of **June**, **2026**.

My commission expires:

Notary Public

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 01-23-2030

STATE OF TENNESSEE – Sumner COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$275,000.00.**

Affiant

Subscribed and sworn to before me, this 25 day of **June, 2026**.

My commission expires:

Notary Public

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

Name and Address of New Owner:	**Name and Address of New Owner Responsible of the payment of the Property Taxes**
Advanta Trust Company	**Advanta Trust Company**
4790 140th Ave N	**4790 140th Ave N**
Clearwater, FL 33762	**Clearwater, FL 33762**

Certificate of Authenticity

I, Krystal Schuster, 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

_____.

Date

_____

Affiant Signature

_____

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this _____ day of _____, 20_____.

_____

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)