Karen Johnson Davidson County
Batch# 1442829 DEEDWARR
07/07/2026 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,490.10
20260707-0060966

Warranty Deed

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $673,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of July, 2026. Notary Public My commission expires: 3-21-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
CMC Enterprises, LLC	New Owner(s)	105-09-0J-003.00-CO
1106 North Harvard Ave		
Arlington Heights IL 60004		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JJB ENTERPRISES, LLC, a TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CMC ENTERPRISES, LLC a TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 No. 3 as depicted on exhibit attached to the Declaration of Covenants, Conditions and Restrictions establishing Belmont Close Town Homes and filed of record in Instrument Number 20120928-0088601, in the 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 Paige Hill and Cody Atterbury by Warranty Deed from David Toman and wife, Michelle Toman of record in Instrument No. 20210512-0064141 Register's Office for Davidson County, Tennessee, dated May 06, 2021 and recorded on May 12, 2021.

Being the same property conveyed to JJB Enterprises, LLC a Tennessee limited liability company by Quitclaim Deed from Paige Hill and Cody Atterbury of record in Instrument No. 20210526-0071248 Register's Office for Davidson County, Tennessee, dated May 06, 2021 and recorded on May 26, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1304 Wedgewood Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of July, 2026.

JJB Enterprises, LLC

By:_____
Paige Hill, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paige Hill, Authorized Member and Cody Atterbury, Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of JJB Enterprises, LLC, a Tennessee , and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of July, 2026.

Notary Public

My Commission Expires: 1·22·29

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

I, Kirsten Virden, 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 7-2-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 7-2-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of July, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

