Karen Johnson
Batch # 1445904
07/14/2026 11:39:19 AM
Fees: $13.00 Taxes: $1,554.00
Davidson County
DEEDWARR
2 pgs
20260714-0063454

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-9133-AP

DAWN MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/05/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2026.

Notary Public
My Commission Expires: 11/05/29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jaw on 7th LLC 4710 ELKINS AVE NASHVILLE, TN 37209	New Owner	119-06-0-312

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Equity Trust Company Custodian FBO 200317346 IRA** (individually and/or collectively, "Grantor"), transfer and convey unto **Jaw on 7th LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Rosewood Estates, Section Two, of record in Plat Book 4955, Page 125, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 4 fronts 50 feet in the Northerly margin of Jay Drive and runs back 104.64 feet on the 1 Easterly side and 152.36 feet on the Westerly side to a line on the rear on which it measures 154 feet thereon.

Being all of the property conveyed to Equity Trust Company Custodian FBO 200317346 IRA, by deed from Robert Heckman, married and Susan Lorand, unmarried, Sole Heirs at Law of David A. Heckman, deceased, of record in Instrument No. 20171030-0110915, Register's Office for Davidson County, Tennessee, dated October 16, 2017 and recorded on October 30, 2017. (Value or consideration shown in aforementioned deed $170,000.00.)

This is improved property located at: **212 Jay Drive, Nashville, TN 37210**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 4 day of June, 2026.

GRANTOR:

Equity Trust Company Custodian FBO 200317346 IRA

By: Michele Carson
Name: Michele Carson
Title: Corporate Alternate Signer

STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michele Carson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Corporate Alternate Signer of Equity Trust Company Custodian FBO 200317346 IRA, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4 day of June, 2026.

Kelly Restivo
Notary Public
My Commission expires: 5/3/28

NOTARY PUBLIC STATE OF OHIO

KELLY RESTIVO
Notary Public, State of Ohio
My Commission Expires
May 3, 2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SEEG-26-212