Name and Address of New Owner:
JWM Investments, LLC
944 Redstone Lane
Nolensville, TN 37135

Send Tax Bills To:
New Homeowner

This Instrument Prepared By:
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 105-13-0-152

Karen Johnson Davidson County
Batch# 1450265 DEEDWARR
07/21/2026 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20260721-0066073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jacqueline D. Dixon, a married person, and Charles E. Wilkes, Jr., an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **JWM Investments, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 19 on the Plan of the McAlister property, as of record in Book 421, page 10, Register's Office for said County.

Said part of said lot fronts 50 feet on the Northerly side of Douglas Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles E. Wilkes and wife, Frances O. Wiles, by Warranty Deed from Edd R. Turner III and Robert W. Parkhurst, dated 05/01/1975 and recorded on 05/06/1975 of record in Book 4910, Page 117, in the Register's Office of Davidson County, Tennessee, The said Frances O. Wiles is deceased and then Charles E. Wilkes also deceased conveying property to Beneficiaries of the Estate of Charles E. Wilkes, Deceased, also find the Order admitting Last Will recorded in Instrument No. 20170509-0046152 and Being the same property further conveyed to Jacqueline D. Dixon and Charles E. Wilkes, Jr., by Affidavit of Heirship, dated 11/21/2017 and

recorded on 12/11/2017 of record in Instrument No. 20171211-0125813, in the Register's Office of Davidson County, Tennessee.

Sellers warrant that this property is not their primary residence.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 1004 South Douglas Avenue, Nashville, TN, 37204

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of July, 2026.

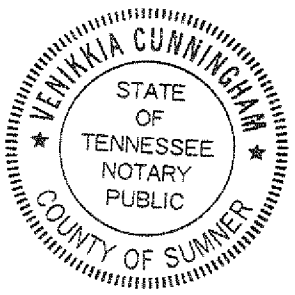
Jacqueline Dixon (SEAL)
Jacqueline D. Dixon

Charles E. Wilkes Jr. (SEAL)
Charles E. Wilkes, Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 17th day of July, 2026, before me personally appeared Jacqueline D Dixon and Charles E Wilkes, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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



Notary Signature
My commission expires: 09/27/2026

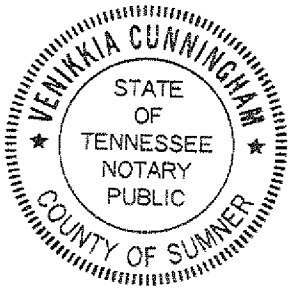
AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 17th day of July, 2026.



Notary Signature
My commission expires: 09/27/2026

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law, on this the 17th day of July, 2026

Robert L Scruggs 7-17-2026

Signature Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 17th day of July, 2026.

Notary's Signature

My Commission Expires: 7-2-2029

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2029