WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1451109
07/23/2026 09:03:33 AM
Fees: $13.00 Taxes: $3,524.25

Davidson County
DEEDWARR
2 pgs

20260723-0066799

File #26-TL-2815-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $952,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Zachary Sharpe Bailey and JMB Holdings LLC		
(NAME)	(NAME)	**118 02 3K 002.00**
2815 A West Kirkwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARY L. MITCHELL, TRUSTEE OF THE MARY L. MITCHELL REVOCABLE LIVING TRUST DATED MARCH 2, 2026,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ZACHARY SHARPE BAILEY, A SINGLE MAN, AS TO A 75% INTEREST, AND JMB HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 25% INTEREST,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, The Cottages at 2815 W. KIRKWOOD AVENUE, a Horizontal Property Regime with Private Elements, as shown on the Declaration of Covenants, Conditions and Restrictions for The Cottages at 2815 W. Kirkwood Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160329-0029488, as amended in Instrument No. 20170110-0002921, 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 Mary L. Mitchell, Trustee of the Mary L. Mitchell Revocable Living Trust dated March 2, 2026, by Quitclaim Deed from Mary Mitchell, an unmarried person, of record in Instrument No. 20260303-0016631, in the Register's Office of Davidson County, Tennessee, dated March 02, 2026, and recorded on March 03, 2026.

Being the same property conveyed to Mary Mitchell, unmarried, by Warranty Deed from Jason Bockman, of record in Instrument No. 20170201-0010817, in the Register's Office of Davidson County, Tennessee, dated January 27, 2017, and recorded on February 01, 2017.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MASON MANOR, as recorded in Plat Book 3842, Page 57.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument Number 20160329-0029488; as Amendment recorded in Instrument No. 20170110-0002921 and Scriveners Affidavit recorded in Instrument No. 20170123-0007177 and Attorney's Certificate recorded in Instrument No. 20170127-0009087.
* Charter for Cottages at 2815 W. Kirkwood Avenue Owners Association recorded as Instrument No. 20170123-0007178.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2815 A West Kirkwood Avenue, Nashville, TN 37204**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 21st day of July, 2026.

Mary L. Mitchell Revocable Living Trust dated March 2, 2026

By: _____
Mary L. Mitchell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2026, before me personally appeared Mary L. Mitchell, Trustee of the Mary L. Mitchell Revocable Living Trust dated March 2, 2026, 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 21st day of July, 2026.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028