Karen Johnson Davidson County
Batch# 1461798 DEEDWARR
08/18/2026 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20260818-0076965

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-9835-CL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $369,000.00.

Jillian Marie Bjerke
Affiant

Subscribed and sworn to before me, this the 17th day of August, 2026.

Notary Public
My Commission Expires: 1/7/29

DANIELLE CARBOROUGH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jillian Marie Bjerke 1245 McAlpine Avenue Nashville, TN 37216	United Wholesale Mortgage, LLC 425 Phillips Boulevard Ewing Township, NJ 08618	061 16 0 020.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jam Homes, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Jillian Marie Bjerke, a single woman** (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. 17 on the Plan of CHAPPELL'S SUBDIVISION OF LOTS 21, 23, 25, 27, 29, 31, 33, 35 AND 37 MONTE VISTA of record in Plat Book 1130, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to JAM Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jonathan W. Mire and Ava C. Mire, of record in Instrument No. 20180719-0070591, in the Register's Office of Davidson County, Tennessee, dated June 27, 2018 and recorded on July 19, 2018.

Being the same property conveyed to Jonathan W. Mire and wife, Ava C. Mire, by Warranty Deed from Nancy A. Pitts, unmarried, of record in Instrument No. 20000803-0077262, in the Register's Office of Davidson County, Tennessee, dated August 01, 2000 and recorded on August 03, 2000.

This is improved property located at: **1245 McAlpine Avenue, Nashville, TN 37216**

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 13th day of August, 2026.

GRANTOR:

Jam Homes, LLC, a Tennessee Limited Liability Company

By: Ava C. Mire
Ava C. Mire, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ava C. Mire, Sole Member with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained; and who further acknowledged that he/she is the Sole Member of Jam Homes, LLC, a limited liability company, that he/she is authorized by Jam Homes, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 13th day of August, 2026.

Katherine Cooper
Notary Public
My Commission expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

202608180076965

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 8.13.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 8.13.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of August, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

