WARRANTY DEED

HEATHER MORRISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JAN. 30, 2029

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00.

Affiant

Subscribed and sworn to me on 08/14/26.

NOTARY PUBLIC

My Commission Expires: 1/30/29

Karen Johnson
Batch # 1461949
08/19/2026 12:32:00 PM
Fees: $13.00 Taxes: $1,387.50

Davidson County
DEEDWARR
2 pgs

20260819-0077189

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cody Fontes 3811 Inglewood Cir S Nashville, TN 37216	new owner	072 04 0 147.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jam Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Cody Fontes, unmarried, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5, Block D on the Plan of INGLEWOOD TERRACE of record in Book 1130, Page 1, in the Register's Office of 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 Quit Claim Deed from Ava C. Mire, of record in Instrument No. 20181026-0106340, in the Register's Office of Davidson County, Tennessee, dated June 27, 2018 and recorded on October 26, 2018.

Being the same property conveyed to Ava C. Mire, by Quit Claim Deed from Michael R. Brown, of record in Book 9550, Page 824, in the Register's Office of Davidson County, Tennessee, dated December 16, 1994 and recorded on December 20, 1994.

Being the same property conveyed to Michael R. Brown and Ava C. Mire, by Deed from Brandon Morrison Guitar and wife, Stephanie Ruth Guitar, of record in Book 9435, Page 369, in the Register's Office of Davidson County, Tennessee, dated August 03, 1994 and recorded on August 12, 1994.

This is improved property known as 3811 Inglewood Cir S, Nashville, Tennessee 37216.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 hand this 08/13/26.

Jam Homes, LLC,
a Tennessee Limited Liability Company

Ava C. Mire

By: Ava C. Mire
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Katherine Cooper of the state and county mentioned, personally appeared Ava C. Mire, Sole Member of Jam Homes, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Jam Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Ava C. Mire, Sole Member of Jam Homes, LLC, a Tennessee Limited Liability Company as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and official seal on 08/13/26.

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