Karen Johnson Davidson County
Batch# 1462601 DEEDWARR
08/21/2026 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260821-0077951

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 4-03-29
(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0983

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
JJ Collective LLC, a Tennessee Limited Liability Company	Homexpress Mortgage Corp.	042-12-0-082.00
(NAME)	(NAME)	
548 Cedarmont Dr	1936 East Deere Avenue, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Santa Ana CA 92705	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ten Thousand And No/100 Dollars ($410,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HENRY L MAHASI AND CELESTINE N WANJALLA, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JJ COLLECTIVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, 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. 5 on the Plan of Woodrose Subdivision, of Record in Book 5800, Page 216, Register's Office for Davidson County, Tennessee.

Beginning at a point in the South Right-of-Way of Williams avenue, the Northeast corner of Lot No. 2 of

said Subdivision; thence Southeast with the Right-of-Way 61 feet to a point; thence South 11 degrees 57 minutes 22 seconds West leaving Williams avenue 200 feet to a point; thence North 78 degrees 02 minutes 59 seconds West 61 feet to a point; thence North 11 degrees 57 minutes 22 seconds East 200 feet to the point of beginning.

Being the same property conveyed to Henry L. Mahasi and Celestine N. Wanjalla, a married couple, intending to hold title as joint tenants with right of survivorship by General Warranty Deed from Kathy Helton, a married woman, now joined by spouse Barry Gordon of record in Instrument No. 20250710-0054230, Register's Office for Davidson County, Tennessee, dated June 17, 2025 and recorded on July 10, 2025.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.
Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 407 Williams Ave., Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hands this 14th day of August, 2026.

Henry L Mahasi

Celestine N Wanjalla

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of August, 2026, before me personally appeared Henry L Mahasi and Celestine N Wanjalla, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 3-23-27

(SEAL)

AMELIA SWANSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 August 14, 2026.

Affiant Signature

August 14, 2026

State of Tennessee
County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026