# BOX 10-A WARRANTY DEED

Karen Johnson
Batch # 1465453
09/01/2026 09:35:31 AM
Fees: $13.00 Taxes: $22,199.63

Davidson County
DEEDWARR
2 pgs

20260901-0080465

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,999,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF August, 2026.

Michelle Osborne
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| KSB Family Trust, dated February 18, 2025 | New Owner | |
| (NAME) 4521 Shys Hill Road | (NAME) | 131 11 0 003.00 |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JMTN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KSB FAMILY TRUST, DATED FEBRUARY 18, 2025,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 64 on the Plan of SECTION 1, SEVEN HILLS, as of record in Book 2133, Pages 81 and 82 as Revised in Book 7900, Page 774, Register's Office for said County, described as follows**

**Beginning at a point in the Southwesterly margin of Shys Hill Road at the corner of Lots 63 and 65, thence with the line between said lots, Southwesterly 287 feet to a point, thence Southerly 93.3 feet to corner of lot 68, thence with the line between lot 64 and 68, Southeasterly 179.9 feet to a corner of Lot 65, thence with the line between Lot 64 and 65, Northeasterly 270.0 feet to the margin of Shys Hill Road thence with the margin of the same Northeasterly 158 feet to the beginning.**

**Included in the foregoing description by specifically excluded from this conveyance is the following property that was conveyed in a warranty deed of record in Book 9418, Page 853, said Register's office.**

**Commencing at an iron rod situated in the Westerly margin of Shys Hill Road, said point being the common corner between Lots 64 and 65 as recorded on the Plan of Seven Hills Section One recorded in Plat Book 2133, Page 82, R O D C, Tennessee Thence, along said lot line S 37 degrees 31'10" W, a distance of 225.14 feet to an iron rod being the point of beginning described Thence, continuing along said lot line, S 37 degrees 31'10"W, a distance of 43.89 feet to an iron rod, Thence, along the common rear line of Lots 64 and 68 of Seven Hills Section One, N 79 degrees 26'10" W a distance of 179.63 feet to an iron rod situated in the Easterly line of the Joseph Ross, et ux, property of record in Book 6834, Page 889, R O D C, Tennessee Thence, along the common line between Joseph Ross and Lot 64, N 02 degrees 10'00" E, a distance of 93.23 feet to a concrete monument, being the common rear corner of Lots 64 and 63 Seven Hills Section One Thence, along said lot line N 48 degrees 48'08" E, a distance of 62.14 feet to an iron rod, Thence, severing Lot 64 of Seven Hills Section One, S 49 degrees 10'24" E, a distance of 202.24 feet to the point of beginning and containing 19,203.89 square feet or 0.44 acres of land.**

**Being the same property conveyed to JMTN Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Beatrice Concepcion and Jody Allan Junia, wife and husband, of record in Instrument No. 20231016-0080712, in the Register's Office of Davidson County, Tennessee, dated October 11, 2023 and recorded on October 16, 2023.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 4521 Shys Hill Road, Nashville, TN 37215
(House Number) (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 heirs 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 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 hand this 28th day of August, 2026

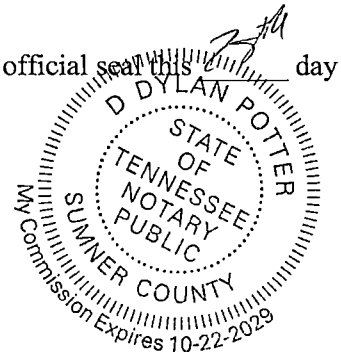
**JMTN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

BY: Ryan Maxwell
RYAN MAXWELL, MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ryan Maxwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of JMTN Properties, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal this 28th day of August, 2026.




Commission expires:

Notary Public

MO2026-578