Karen Johnson Davidson County
Batch# 1483721 DEEDWARR
10/14/2026 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,845.93
20261014-0094308

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(AFFIX SEAL)

CAROLYN CURDO
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.: 2026-1244

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
J Developments MT, LLC, a Tennessee limited liability company	J Developments MT, LLC, a Tennessee limited liability company	149-03-0K-028.00-CO
(NAME) 330 Franklin Rd Ste 135A PMB 259	(NAME) 330 Franklin Rd Ste 135A PMB 259	
(ADDRESS) Brentwood TN 37027	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ninety-Eight Thousand Nine Hundred And No/100 Dollars ($498,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRDP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J DEVELOPMENTS MT, 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 Unit No 28 on the Plan of Townview Lofts, a Horizontal Property Regime with Private Elements of record in Exhibit "E" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20200828-0097970 and as amended in Instrument No. 20211004-0133379, Instrument No. 20211221-0168735, and Instrument No. 20220811-0091486 and

Instrument No. 20230714-0054114, 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 a portion of the same property conveyed to Shamrock Holdings, Inc. by Substitute Trustee's Deed from Joseph P. Rusnak, Substitute Trustee of record in Instrument No. 20170927-0098872, Register's Office for Davidson County, Tennessee, dated June 02, 2017 and recorded on September 27, 2017.

Being a portion of the same property conveyed to Scotland Springs, LLC by Quitclaim Deed from Shamrock Holdings, Inc. of record in Instrument No. 20170927-0098873, Register's Office for Davidson County, Tennessee, dated August 03, 2017 and recorded on September 27, 2017.

Being a portion of the same property conveyed to J Developments MT LLC, a Tennessee limited liability company by Quitclaim Deed from Scotland Springs, LLC, a Tennessee limited liability company of record in Instrument No. 20200122-0007979, Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 22, 2020.

Being a portion of the same property conveyed to BRDP LLC by Warranty Deed from J Developments MT, LLC of record in Instrument No. 20240925-0074207, Register's Office for Davidson County, Tennessee, dated September 10, 2024 and recorded on September 25, 2024.

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. 2026 property taxes have been paid by the Grantor and prorated.

unimproved ☐
This is improved ☑ property, known as 2656 Lakevilla Drive Unit 28, Nashville, TN 37217
(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 successors 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 9th day of October, 2024.

BRDP, LLC, a Tennessee limited liability company

BY: _____
Richard P. Innes, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Richard Innes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself [herself] to be the Member of BRDP LLC, a Tennesee Limited Liability Company, the within named bargainor, a limited liability company, and that [s]he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself [herself] as Member.
Witness my hand and seal, this 9th day of October, 2026.

_____
Notary Public

My Commission Expires: 3-23-2027

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 10/9, 2026.

Affiant Signature _____

10/9, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9TH of October 2026

_____
Notary's Signature

MY COMMISSION EXPIRES: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY