Karen Johnson Davidson County
Batch# 1483814 DEEDWARR
10/14/2026 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,575.83
20261014-0094415

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,900.00.

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.: 2026-1242

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
J Developments MT, LLC	J Developments MT, LLC	149-03-0K-003.00-CO
(NAME)	(NAME)	
330 Franklin Rd Ste 135A PMB 259	330 Franklin Rd Ste 135A PMB 259	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Five Thousand Nine Hundred And No/100 Dollars ($425,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD INNES,** 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:

Located in Davidson County, Tennessee, and being Unit No. 3 of Townview Lofts, A Horizontal Property Regime With Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated, and as established by that certain Declaration of Covenants, Conditions and Restrictions for Townview Lofts, A Horizontal Property Regime with Private elements, of record in Instrument No. 20200828-0097970; Amended and Restated Declaration of Covenants, Conditions and Restrictions of

record in Instrument No. 20211004-0133379, in the Register's Office for Davidson County, Tennessee. Reference is further made to the plat of said horizontal property regime set forth in Exhibits of said declaration as well as the amended and restated declaration for the identification and location of the units described herein.

Being the same property conveyed to Richard Philip Innes, married man by Warranty Deed from J Developments MT, LLC of record in Instrument No. 20221104-0119113, Register's Office for Davidson County, Tennessee, dated November 02, 2022 and recorded on November 04, 2022.

Being a portion of the same property conveyed to BRDP, LLC, a Tennessee Limited Liability company by Quitclaim Deed from Richard P. Innes and also known as Richard Philip Innes of record in Instrument No. 20240917-0071983, Register's Office for Davidson County, Tennessee, dated September 13, 2024 and recorded on September 17, 2024.

Being the same property conveyed to Richard Innes, a married man by Quitclaim Deed from BRDP, LLC, a Tennessee Limited Liability of record in Instrument No. 20250804-0061376, Register's Office for Davidson County, Tennessee, dated July 25, 2025 and recorded on August 04, 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. 2026 Property taxes have been paid by the Grantor and Prorated.

unimproved ☐
This is improved ☑ property, known as 2656 Lakevilla Drive Unit 3, 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 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 9th day of October, 2026.

Richard Innes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of October, 2026, before me personally appeared Richard Innes, 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: 3-23-2027

(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 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