6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 489721 **DEEDWARR**
10/06/2020 08:14:45 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20201006-0115321

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2020

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: 5/3/2021

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J&B Holdings, LLC	J&B Holdings, LLC	155160A02200CO
(NAME)	(NAME)	
2419 Hidden River Lane	2419 Hidden River Lane	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069-6933	Franklin, TN 37069-6933	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ellen S. Simpson and husband, James G. Simpson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **J&B Holdings, LLC,** 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. 141 on the Plan of A Resubdivision of Traceside, Section One, of record in Book 7900, Page 946, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ellen S. Simpson and husband, James G. Simpson by deed dated July 27, 1995 from Centex Real Estate Corporation of record in Book 9748, Page 703, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5549 Traceside Drive, Nashville, TN 37221
(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/our hands this 2nd day of October, 2020.

Ellen S. Simpson

James G. Simpson

State of Tennessee
County of Davidson

On this 2nd day of October, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Ellen S. Simpson and James G. Simpson, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 2nd day of October, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-J&B

