Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3847

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of February, 2021

Notary Public

Commission Expires: 9/10/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brittany Hughes and Zachary T. Hughes 5549 Traceside Drive Nashville, TN 37221	First Bank 722 Columbia Ave Franklin, TN 37064	155-16-0A-022.00-CO

Karen Johnson Davidson County
Batch# 582355 DEEDWARR
03/02/2021 04:00:59 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20210302-0026993

WARRANTY DEED

FOR AND IN 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, I/WE,

J&B Realty Holdings LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brittany Hughes and Zachary T. Hughes, wife and husband

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 Warranty Deed from Centex Real Etate Corporation of record in Book 9748, page 703, Register's Office for Davidson County, Tennessee, dated July 27, 1995 and recorded on August 02, 1995. (Value or consideration shown in aforementioned deed $180,585.00.)

Being the same property conveyed to J&B Holdings, LLC by Warranty deed from Ellen S. Simpson and husband, James G. Simpson of record in Instrument No. 20201006-0115321 Register's Office for Davidson County, Tennessee, dated October 02, 2020 and recorded on October 06, 2020.

Being the same property conveyed to J&B Realty Holdings, LLC by Corrective Warranty deed from Ellen S. Simpson and husband, James G. Simpson of record in Instrument No. T 20210302-0026992 Register's Office for Davidson County, Tennessee, dated 3-01-21 and recorded on 3-2-21.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5549 Traceside Drive, Nashville, TN 37221

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 so 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.

Dated this the 24th day of February, 2021.

J&B Realty Holdings, LLC, a Limited Liability Company

By: _____
Mike Jakubowski, Authorized Signor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Mike Jakubowski, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Authorized Signor of J & B Realty Holdings, LLC, a Tennessee Limited Liability Company and that he as such Authorized Signor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of February, 2021.

_____
Notary Public
My Commission Expires: 9/6/2022

(Notary Seal)

