Name and Address of New Owner:
J&B Realty Holdings, LLC
2419 Hidden River Lane
Franklin, TN 37069-6933

Karen Johnson Davidson County
Batch# 583494 DEEDWARR
03/03/2021 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20210303-0027616

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 104-04-0B-008.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Claude Adam Tudor, Executor of The Estate of John M. Tudor, Jr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **J&B Realty Holdings, LLC, a Tennessee Limited Liability Company** , "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 8 on the Plan of Scarritt Place South Condominiums, Revised, as of record in Book 5200, page 287, said Register's Office, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to John M. Tudor by Warranty deed from Yearwood, Johnson and Hooper, a Tennessee Partnership composed of Yearwood and Johnson Architects, Inc, and Paul I. Hooper, an individual, of record in Book 6103, page 837, Register's Office for Davidson County, Tennessee, dated July 26, 1983 and recorded on July 28, 1983. (Value or consideration shown in aforementioned deed $142,500.00.) The said John M. Tudor aka John M. Tudor, Jr., having since died on June 5, 2020 and by order of Probate File No. 20P1062 filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Claude Adam Tudor was named as Executor.

Being also known as 1028A 18th Avenue South,Nashville, Tennessee. 37212

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of February, 2021.

The Estate of John M. Tudor, Jr.

By: _____
Claude Adam Tudor, Executor

State of Tennessee
County of Davidson

Before me, Steven P. Disser of the state and county mentioned, personally appeared Claude Adam Tudor, Executor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theExecutor of The Estate of John M. Tudor, Jr., the within named bargainor, a Estate, and that as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executor.

Witness my hand, at office, this 26th day of February, 2021.

Notary's Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $620,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
26th day of February, 2021.

_____
Notary Public
My commission expires: 9.2.24
File No. 2021-1344

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON