Karen Johnson Davidson County
Batch# 609915 DEEDWARR
04/08/2021 09:10:30 AM 2 pgs
Fees: $13.00 Taxes: $5,272.50
20210408-0046608

4041

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233428**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2021. Notary Public My Commission Expires: 1/3/22

LESLIE C. LOUGHLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON APR. 2022

WARRANTY DEED

Address New Owner: Shane Riley Heslin and Timothy Michael Heslin II 4401 Farriswood Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 08 0V 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JB Partners, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Michael Heslin II and Shane Riley Heslin, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Farriswood Drive Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Farriswood Drive Commons, a Horizontal Property Regime, of record in Instrument Number. 20190925-0097613, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to JB Partners, a Tennessee General Partnership, by Warranty Deed from Equitable Trust Company, as Executor of the Estate of Ruth S. Hamilton, of record in Instrument No. 20190925-0097612, in the Register's Office of Davidson County, Tennessee, dated September 25, 2019 and recorded on September 25, 2019. Scrivener's Affidavit recorded in Instrument No. 20191025-0109689.

Being the same property conveyed to Ruth S. Hamilton, by Warranty Deed from William E. Gabella and wife, Marcy S. Gabella, of record in Instrument No. 20100518-0038413, in the Register's Office of Davidson County, Tennessee, dated May 17, 2010 and recorded on May 18, 2010. The said Ruth S. Hamilton, died testate on February 03, 2019 and by Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee Case No. 19P771, Equitable Trust Company was named Executor with full power and authority to sell or otherwise dispose of said property.

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 record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Glendale Manor, Section One, as recorded in Plat Book 2330, Page(s) 111.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190925-0097613.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2651, Page 599.

This is improved property located at 4401 Farriswood Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2021.

JB Partners, a Tennessee General Partnership

By: Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of JB Partners, a Tennessee general partnership the within named bargainor, and that she as such Authorized Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by herself as Authorized Agent.

Witness my hand, at office, this 31st day of March, 2021.

J Anderson
Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: 9/6/22

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Gail Porter
Notary Signature

My Commission Expires: January 10, 2023