THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **435,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 202.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 703662 **DEEDWARR**
08/24/2021 11:08:50 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20210824-0114208

Prepared by:
Record and Return To:
Ingram and Rosenthal Title, Inc
Hurston Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
JB Partners	New owner	MAP 103.04.0
4204 Belmont Blvd.		PARCEL .318.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **J Mamie S. Vanderbeek, a single person,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JB Partners, a Tennessee General Partnership,**

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 East 1/2 of Lot No. 102 on the Plan of West End Annex of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 50 feet on the northerly side of Utah Avenue, formerly 7th Avenue, and runs back between lines, 212.5 feet more or less, on the easterly line, and 225.7 feet, more or less, on the westerly line to the south line of the right-of-way of the N.C. and St. L. Railroad on which it measures 51.75 feet, more or less.

Being the same property conveyed to James L. Vanderbeek and wife, Mamie S. Vanderbeek by Warranty deed from Richard H. Rice, Sr., of record in Instrument No. 20020102-0000564 Register's Office for Davidson County, Tennessee, dated January 02, 2002 and recorded on January 02, 2002. The said James L. Vanderbeek has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) easements of record in Book 1118, page 688; (4) All visible easements; (5) All matters appearing on the plan of record in Book 332, page 61; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4010 Utah Avenue, Nashville, TN 37209.**

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 hand this the 20th day of August, 2021.

Mamie Vanderbeek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mamie Vanderbeek** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of August, 2021.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE