WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $675,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/01/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

Karen Johnson
Batch# 752429
11/10/2021 10:06:43 AM
Fees: $13.00 Taxes: $2,312.50

Davidson County
DEEDWARR
2 pgs

20211110-0150087

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4587

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PAR
JB Partners, a Tennessee General Partnership	NEW OWNER	103-08-0-159.00
4204 Belmont Blvd		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Peter F. Rebeiro and Ranson J. Wyse II, married to each other, as joint tenants with expressed rights of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JB Partners, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTEE(S), 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 the East 58.0 feet front and 60.7 feet rear of the west 108.0 feet front and 110.7 feet rear of Lot No. 333 on the Map of Richland Realty Company's West Lawn Subdivision of record in Book 421, Page 32, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 333 fronts 58.0 feet on the south side of West Lawn Drive and runs back between lines 355.0 feet on the West line and 350.0 feet on the East line to the North line of the N.C. & St. L. Railroad on which it measures 60.7 feet.

Being the same property conveyed to Peter F. Rebeiro, an unmarried man by Warranty deed from Gema Barkanic, unmarried of record in Instrument No. 20070329-0037812 Register's Office for Davidson County, Tennessee, dated March 27, 2007 and recorded on March 29, 2007.

Being the same property conveyed to Peter F. Rebeiro, and Ranson J. Wyse, II, married to each other, as joint tenants with expressed rights of survivorship by Quitclaim deed from Peter F. Rebeiro, an unmarried man of record in Instrument No. 20180403-0031327 Register's Office for Davidson County, Tennessee, dated March 30, 2018 and recorded on April 03, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4033 Westlawn Drive 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on November 1, 2021}.

Peter F. Rebeiro

Ranson J. Wyse, II

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Peter F. Rebeiro and Ranson J. Wyse, II, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this November 1, 2021.

Notary Public

My Commission Expires: 9/20/25

File #: 2021-4587

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY