This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

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

Karen Johnson Davidson County
Batch# 769432 DEEDWARR
12/07/2021 02:50:21 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20211207-0162278

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $550,000.00.

Affiant

Subscribed and sworn before me this the 3 day of December, 2021.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
JB PARTNERS	New Owner	103-08-0 017.00

4204 Belmont Blvd
Nashville, TN 37215

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ASHLEY JO SHAKE, EXCTUTRIX OF THE ESTATE OF WILLIAM VAN HERALD, JR., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 and the easterly 25 feet of Lot No. 6 on the plan of a Subdivision of Lots 9 thru 14, inclusive in West End Annex, of record in Book 547, Page 89, Register's Office for Davidson County, Tennessee.

Said property adjoins and fronts 77 feet on the westerly margin of Murphy Road (formerly Minnesota Avenue) and extends back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to W. Van Herald and spouse, Sherry Ashley Herald, by Warranty Deed from Marsha L. Aclin and spouse, John B. Aclin, dated 10/30/1990, of record in Book 8231, Page 855, Register's Office for Davidson County, Tennessee. The said Sherry Ashley Herald is reported to have died on June 23, 2009. The said W. Van Herald (aka William Van Herald, Jr.) died testate on May 16, 2021. Pursuant to his Last Will and Testament, he appointed Ashley Jo Shake as Executrix. See Probate Case No. 21P1756 in the Circuit Court for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4012 Murphy Road, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 3rd day of December, 2021.

Estate of William Van Herald, Jr.,

BY: Ashley Jo Shake, Executrix

Ashley Jo Shake, Executrix

Ashley Jo Shake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley Jo Shake, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the EXECUTRIX of the within named bargainor, a Estate of William Van Herald, Jr., and that she, as such EXECUTRIX, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of William Van Herald, Jr.by the said Ashley Jo Shake as such EXECUTRIX.

Witness my hand and official seal this 3rd day of December, 2021.

My commission expires:

12/30/24

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, Ashley Jo Shake, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of December, 2021.

My commission expires:

12/30/24

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY