STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$1,325,000.00** (One Million Three Hundred Twenty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of December, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

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

Karen Johnson Davidson County
Batch# 783163 **DEEDWARR**
01/03/2022 11:29:03 AM 2 pgs
Fees: $13.00 Taxes: $4,902.50

20220103-0000413

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
JB Partners 4204 Belmont Blvd. Nashville, TN 37215	**SAME AS NEW OWNER**	131-05-0-001.00

WARRANTY DEED

FOR AND IN 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/WE, **MICHAEL ADAM SMITH, EXECUTOR OF THE ESTATE OF JANET L. CLANTON,** 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 Lot 11 on the Plan of Sneed Estates, of record in Plat Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Lindawood Drive, the corner of Lots Nos. 10 and 11; thence with the line between said Lots eastwardly 334 feet to a point; thence northwardly 123 feet to a point in the southerly margin of Colewood Drive; thence with the margin of the same westwardly 309 feet to a point, the beginning of a curve; thence southwestwardly around said curve 39.3 feet to a point in the easterly margin of Lindawood Drive; thence with the margin of the same, southwardly 98 feet to the beginning.

Being the same property conveyed to Glen F. Clanton and wife, Nell T. Clanton by Warranty Deed from James T. Patterson and wife, Mary Frances Patterson of record in Book 3677, Page 49, Register's Office for Davidson County, Tennessee, dated August 20, 1963 and recorded February 3, 1964.

Being the same property conveyed to Glen F. Clanton by Quitclaim Deed from Nell T. Clanton of record in Book 5518, page 380, Register's Office for Davidson County, Tennessee, dated October 19, 1979 and recorded on October 23, 1979.

The said Glen F. Clanton having since died May 23, 2011 and under Item 1, Part 1, of the Holographic Last Will and Testament of Glen F. Clanton, deceased, of record in Probate File No. 11P1060, Probate Court Clerk's Office for Davidson County, Tennessee and recorded in Instrument No. 20120608-0050389, Register's Office for Davidson County, Tennessee, devised the subject property to Janet L. Clanton.

The said Janet L. Clanton died testate January 8, 2020, and by her Last Will and Testament filed as Probate Docket No. 20P243 (open) in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, instructed that all real property owned by her at the time of her death be deemed as personal property and subject to sale by her Executor. Under the terms of said will, Michael Adam Smith, was appointed as the Executor of the estate, with full power and authority to sell the subject property without joinder of any beneficiary, for the purpose of facilitating the distribution of the estate to the beneficiaries named in said will.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4300 LINDAWOOD DRIVE** **NASHVILLE, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2021116331

WITNESS, this 30th day of December, 2021

The Estate of Janet L. Clayton

Michael Adam Smith, Executor

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 **Michael Adam Smith** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as **Executor of The Estate of Janet L. Clayton**, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of December, 2021.

Notary Public

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

My Commission Expires: