Karen Johnson Davidson County
Batch# 799289 DEEDWARR
02/02/2022 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20220202-0012306

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2022.

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

MY COMMISSION EXPIRES: 09/21/2024
(AFFIX SEAL)

04-NSH22-03479

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
J & B Realty Holdings LLC, a Tennessee limited liability company 2419 Hidden River Lane Franklin, TN 37069	Same as New Owner	103-15-0A-025.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hubert E. Yeary, a widower**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **J & B Realty Holdings LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors 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 No. 25 on the Revised Plan of Postwood, as of record in Book 5200, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hubert E. Yeary and wife, Vicki Ann Yeary by Warranty deed from Alice O. Cooper, unmarried of record in Book 6408, page 217, Register's Office for Davidson County, Tennessee, dated October 12, 1984 and recorded on October 22, 1984. (Value or consideration shown in aforementioned deed $230,000.00.) Being also known as 125 Postwood Place Nashville, Tennessee 37205. The said Vicki Ann Yeary having since died on January 7, 2019. The property is now soley vested in Hubert E. Yeary as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 125 Postwood Place, Nashville, TN 37205

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 21st day of January, 2022

Hubert E. Yeary

STATE OF TENNESSEE

COUNTY RUTHERFORD

I, Robin Zaleski, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that Hubert E. Yeary personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st of January, 2022.

Notary Public

My Commission Expires: 09/21/2024

(SEAL)

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Robin Zaleski *(custodian's name)*, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-21-22 *(date of document)*.

Robin Zaleski 1-24-22
Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 24th day of January, 2022.

Shelly M. Walling
Notary Public

MY COMMISSION EXPIRES:

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022