Karen Johnson Davidson County
Batch# 799451 DEEDWARR
02/02/2022 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $3,848.00

20220202-0012582

WARRANTY DEED

KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/26/2025 DICKSON COUNTY

G-VRES-22-128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,040,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
J & B Realty Holdings, LLC	**Same as New Owner**	
(NAME)	(NAME)	**117-13-0B-035.00-CO**
128 Abbottsford		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MICHAEL D. BRENT, EXECUTOR OF THE ESTATE OF BETTY GARNER BRENT AND MICHAEL D. BRENT AND TOMMY J. BRENT, HEIRS AT LAW OF BETTY GARNER BRENT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **J & B REALTY HOLDINGS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 128 on the Plan of Phase One of Abbottsford of record in Book 6250, pages 419-421, amended in Book 6771, page 683 and Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Betty G. Brent, unmarried by Warranty deed from Walter Knestrick and wife, Sarah Knestrick of record in Instrument No. 20021025-0131288 Register's Office for Davidson County, Tennessee, dated October 22, 2002 and recorded on October 25, 2002.

Said Betty Garner Brent died on February 27, 2021 leaving Last Will and Testament filed for Probate in Docket No. 21P1030 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Michael D Brent is named Executor of the Estate of Betty Garner Brent, deceased.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Pages 419, 402 and 421, amended in Book 6771, Page 683 and Corrected in Book 6800, Page 164 and Plat Book 6250, Page 418, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Book 5128, Page 953, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6478, Page 177, Book 6530, Page 242, Book 6537, Page 303, Book 6576,Page 509 and Book 6578, Page 303, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of common areas to Homeowners Association of record in Instrument Number 20041214-0148658, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6555, Page 328 and Instrument No. 20010425-0040838, in the Register's Office for Davidson County, Tennessee.
- Easement to Nashville Gas Co. of record in Book 7272, Page 746, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 6548, Page 213, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Book 1037, Page 572 and Book 1266, Page 690, in the Register's Office for Davidson County, Tennessee.
- Easement for Maintaining Wall of record in Book 9421, Page 147, in the Register's Office for Davidson County, Tennessee.

- Homeowners Association Leasing Rules of record in Instrument Number 20140408-0029142, in the Register's Office for Davidson County, Tennessee.
- Homeowners Association Parking Rules of record in Instrument Number 20140307-0019563, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8106, Page 1, amended in Book 10458, Page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152, Instrument No. 20010514-0049648, Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264 and Instrument No. 20160523-0051266, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8106, Page 20, amended in Book 8627, Page 254, Book 9381, Page 876, Instrument No. 20131218-0127949, Instrument No. 20160523-0051265, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **128 Abbottsford, Nashville, Tennessee 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. 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/our hand(s) this the 28th DAY OF JANUARY, 2022.

Estate of Betty Garner Brent

BY: _____
Michael D. Brent
Executor

_____
Michael D. Brent

_____
Tommy J. Brent by Michael D. Brent,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL D. BRENT, EXECUTOR of the ESTATE OF BETTY GARNER BRENT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 26th of January, 2022.

_____
Notary Public
My Commission Expires: 7-7-2025
(SEAL)

CYNTHIA A. EVANS-DILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL D. BRENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of January, 2022.

Notary Public
My Commission Expires: 7-7-2025
(SEAL)

CYNTHIA A. EVANS-DILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Brent, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TOMMY J. BRENT, and who acknowledged he executed the same as the free act and deed of the said TOMMY J. BRENT.

Witness my hand and official seal, this the 26th of January, 2022.

Notary Public
My Commission Expires: 7-7-2025
(SEAL)

CYNTHIA A. EVANS-DILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212